



# Begane grond appartement te koop in El Rosario, Marbella

575.000 €

Referentie: R5359453 Slaapkamers: 2 Badkamers: 2 Plotgrootte: 100m<sup>2</sup> Perceelgrootte: 130m<sup>2</sup>





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## Costa del Sol, El Rosario

### Beachfront Urbanisation – Unique Opportunity by the Sea

A rare opportunity to acquire a beautifully presented 2-bedroom, 2-bathroom apartment just 40 metres from Alicate Beach, one of Marbella's finest stretches of coastline.

The property features a recently renovated open-plan kitchen, finished to a high standard and seamlessly integrated into the living area, along with fully refurbished bathrooms. The bright living space opens onto a generous covered porch, which can be enclosed with glass curtains to create up to an additional 30 m<sup>2</sup> of usable living area—perfect for year-round enjoyment.

Surrounding the property is a spacious private corner garden with a south-east orientation, offering abundant natural light from morning through to sunset.

Ideally located in a sought and established area, the apartment enjoys both privacy and proximity to all amenities. It is close to top golf courses, supermarkets, and essential services, while Marbella town centre is just a 10-minute drive away.

This property represents an excellent choice as a permanent residence, a holiday home, or a strong investment opportunity, with short-term rentals permitted by the community.



## Kenmerken:

### Extra's

Overdekt terras

Tillen

Privé Terras

Berging

Ensuite badkamer

### Uitzicht

Garden Views

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

private Garden

### Voorzieningen

Elektriciteit

Drinkwater

### Zonorientatie

Oosten

zuiden

Zuidoost Zonoriëntatie

### Ligging

Dicht bij strand

Dichtbij golfbaan

Urbanisatie

Dichtbij zee

Dicht bij winkels

Dichtbij scholen

Eerstelijns strand

Eerste lijn strandontwikkeling

### Meubilering

Gedeeltelijk gemeubileerd

optioneel Furniture

### Beveiliging

Omheind complex

24 -uurs beveiliging

### Categorie

Vakantiehuis

Investering

Aan zee

Bestaande bouw

### Klimaatbeheersing

Airconditioning

Koude A/C

Warme A/C

### Huidige Staat

Uitstekende conditie

### Keuken

Gedeeltelijk ingerichte keuken

Kitchen-Lounge

### Parkeergelegenheid

ondergrondse parkeergarage