

**Sales - Apartment - El Rosario**  
**650.000€**

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**Ref.-ID: R5287051**

**El Rosario**

**Apartment**

**Community: 2,040 EUR / year**

**IBI: 700 EUR / year**

**Rubbish: 185 EUR / year**



**3**



**2**



**107 m2**

BEAUTIFUL BEACHFRONT APARTMENT WITH FANTASTIC TERRACE ON ONE OF MARBELLA'S BEST BEACHES!! Fantastic beachfront apartment located on one of the finest beaches in Marbella. The property features a spacious entrance hall, three generously sized double bedrooms with built-in wardrobes, two large full bathrooms (the master bedroom with en-suite bathroom), a fully equipped open-plan kitchen and a bright living-dining area with direct access to a splendid, very sunny southwest-facing terrace, perfect for enjoying the sun and the Mediterranean climate all year round. The apartment is equipped with centralized air conditioning with hot/cold pump, recently installed, as well as a private parking space and a storage room, both included in the price. Alvarito Playa residential complex is highly sought-after due to its prime location next to Marbella's best beaches, featuring natural sand dunes and crystal-clear waters. It is a quiet, family-friendly and exclusive community offering three swimming pools, beautifully maintained tropical gardens, 24-hour security, direct beach access, two tennis courts and a natural grass football pitch. An ideal choice for families looking to enjoy a peaceful and privileged beachfront environment, while still having easy access to all amenities such as supermarkets, restaurants, pharmacy, schools, nurseries, petrol station, hairdresser, car rental services, and more. Additionally, there are two renowned golf courses and a clay tennis club nearby. Marbella town centre is just 6 km away, a 5-minute drive. Excellent investment opportunity with high rental potential, both for holiday and long-term rentals. The property is sold with a private parking space and a spacious storage room, included in the price.

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Beachside</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> <li>✓ Front Line Beach Complex</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Good</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                               | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> </ul>  | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> </ul>   |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Tennis Court</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul> | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Easy Maintenance</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul> |
| <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Beachfront</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul>   |  |   |   |   |  |