

Marbella

Apartment / Apartamento

€529,500

Ref: X22771



3



2



167 m²



155 m²



✓



✓



Consumption
G

Emissions
Applied for

Tel: +34 950 615 388
www.spanishpropertychoice.com

Mojacar Office
Paseo del Mediterráneo, 363

Albox Office
Avenida Lepanto, 15

Huércal-Overa Office
Ctra. Estación, 143



spanish
property
CHOICE

Property Purchase Expenses

Property price	€529,500 (£456,535)
Transfer tax 7%	€37,065 (£31,957)
Notary fees (approx)	€750 (£647)
Land registry fees (approx) ...	€750 (£647)
Legal fees (approx)	€1,500 (£1,293)

Standard form of payment

Reservation deposit	€3,000 (£2,587)
Remainder of deposit to 10%	€49,950 (£43,067)
Final Payment of 90% on completion	€476,550 (£410,881)

* Prices quoted in Pounds are illustrative and should only be used as a guide.

* Transfer tax is based on the sale value or the cadastral value whichever is the highest.

* Spanish Property Choice has made every effort to obtain the information regarding this listing from external sources deemed reliable. However, we cannot warrant the complete accuracy thereof subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.

* Price valid until sold

* Conveyancing not included

* The DIA is available at our office according to the Decree 218/2005

Description

Tucked just 50 meters from the golden sands of the Mediterranean, this refined ground-floor apartment in the coveted Alicante Playa community offers an exceptional opportunity to embrace the very best of coastal living in Marbella's exclusive El Rosario enclave. Situated within one of the area's most prestigious gated developments, the residence combines serene beachfront access with stylish, contemporary comforts, all set against the backdrop of meticulously maintained communal gardens and a tranquil poolside ambiance.

Encompassing a generous 155 square meters of carefully designed interior space, the apartment offers three well-appointed bedrooms and two elegantly finished bathrooms. The master suite is particularly noteworthy, boasting its own en-suite bathroom and direct access to the private terrace. Both bathrooms benefit from the added luxury of underfloor heating, ensuring year-round comfort. The heart of the home features a fully equipped kitchen fitted with modern appliances and sleek cabinetry, alongside a practical, separate utility room that enhances everyday functionality and storage.

The open-plan living and dining area flows effortlessly toward a 12 square meter terrace, facing south to southwest, which welcomes abundant natural light throughout the day. Partially covered for shade and privacy, this outdoor space is ideal for al fresco dining, morning coffee, or evening relaxation. From the terrace, one steps directly into the lush communal gardens, where swaying palms and flowering plants frame the crystal-clear communal swimming pool, providing a peaceful retreat just outside your door.

Every detail of the apartment has been thoughtfully considered to deliver a blend of elegance and practicality. From the polished marble flooring underfoot to the built-in wardrobes in each bedroom, the finishes speak to understated luxury. Climate control is assured with integrated air conditioning, and the property is wired with fibre optic internet to support modern digital lifestyles. Sold fully furnished—with the exception of a few personal touches—the apartment is move-in ready, simplifying the transition for either a homeowner or investor.

Security and service are paramount within Alicante Playa, with round-the-clock concierge and security staff providing peace of mind and a welcoming, well-managed environment. Residents enjoy direct access to the beach via private walkways and are just minutes from popular coastal dining spots such as Oyana Beach and Los Sardinales. Additionally, the area is rich in amenities, including several renowned golf courses, boutique shops, and essential services, all within close reach.

Whether you envision it as a primary residence, an elegant holiday getaway, or a high-yield rental investment, this impeccably maintained apartment offers an enviable lifestyle defined by sun, sea, and sophisticated simplicity on the Costa del Sol.

* A Documento Informativo Abreviado (DIA) is available - Un Documento Informativo Abreviado (DIA) está disponible