



R4793236

📍 El Rosario

REF# R4793236 549.500 €

BEDS

3

BATHS

2

BUILT

155 m<sup>2</sup>

TERRACE

12 m<sup>2</sup>

This stunning ground floor flat in the Alicata Playa urbanization is an excellent choice for those seeking comfort and proximity to the beach. With a spacious layout of 155m<sup>2</sup>, it features three bedrooms and two bathrooms, including an en-suite master. The underfloor heating in both bathrooms adds a touch of luxury.

The independent kitchen is complemented by a separate utility room, making it functional for daily living. The living room and master bedroom provide access to a partially covered terrace that faces south-southwest, allowing for plenty of sunlight while being shielded from harsh rays. Residents can enjoy direct access to the communal swimming pool surrounded by well-maintained gardens.

Each bedroom is equipped with stylish built-in wardrobes, and the property boasts elegant marble flooring throughout. It is sold furnished (excluding personal items), ensuring a seamless transition for new owners. Security and privacy are prioritized with a 24/7 concierge service, and an underground garage is included.

Located just 50 meters from the beach with private access, the flat is conveniently close to beachfront restaurants like Oyana Beach and Los Sardinales, along with other dining options within walking distance.

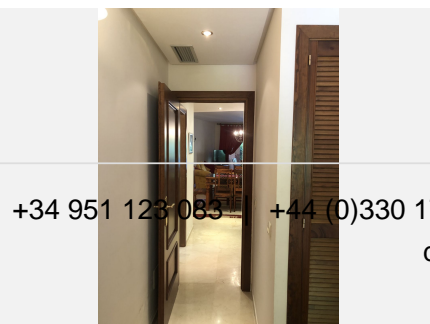
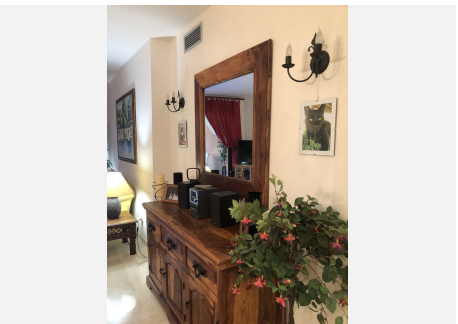
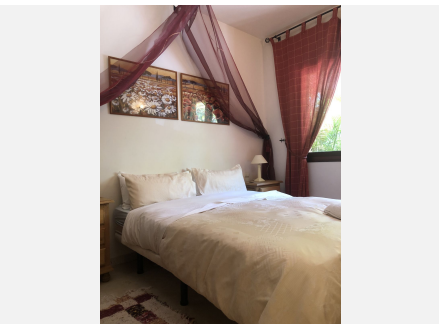
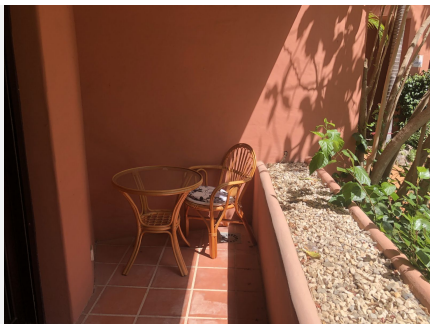
+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

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## ESTATES

### **\*\*Key Features:\*\***

- **\*\*Location:\*\*** El Rosario Alicate Playa, Costa del Sol
- **\*\*Size:\*\*** 3 Bedrooms, 2 Bathrooms, Built 155 m<sup>2</sup>, Terrace 12 m<sup>2</sup>
- **\*\*Setting:\*\*** Beachfront, Close to Golf, Close to Shops
- **\*\*Orientation:\*\*** South, South West
- **\*\*Condition:\*\*** Excellent
- **\*\*Pool:\*\*** Communal
- **\*\*Amenities:\*\*** Air Conditioning, Underfloor Heating, Fiber Optic
- **\*\*Security:\*\*** 24 Hour Security
- **\*\*Parking:\*\*** Underground
- **\*\*Ideal for:\*\*** Beachfront living, holiday homes, or investment opportunities.



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