

**Sales - Apartment - Atalaya**  
**475.000€**



**Ref.-ID: R5237608**

**Atalaya**

**Apartment**

**Community: 3,720 EUR / year**

**IBI: 410 EUR / year**

**Rubbish: 102 EUR / year**



**2**



**2**



**131 m2**

Spacious property located in the Atalaya area, next to Guadalmina Alta, just minutes from all amenities and surrounded by some of the best golf courses in the area: Atalaya, El Paraíso, Los Arqueros, Guadalmina, etc. The property boasts impressive dimensions, including a large living room with a fireplace, two bedrooms, two bathrooms, a separate kitchen with a utility room, and fantastic terraces of over 40m<sup>2</sup> with direct access to the gardens and swimming pool. A storage room is also included. Located within a stunning gated community with 24-hour security, expansive gardens, three swimming pools, and a tennis court. An ideal property for clients seeking a large home in one of the finest residential areas.

- Setting**
- ✓ Close To Golf
  - ✓ Close To Shops
  - ✓ Close To Town
  - ✓ Close To Schools
  - ✓ Urbanisation

- Features**
- ✓ Covered Terrace
  - ✓ Fitted Wardrobes
  - ✓ Private Terrace
  - ✓ Storage Room
  - ✓ Utility Room
  - ✓ Ensuite Bathroom
  - ✓ Marble Flooring
  - ✓ Double Glazing

- Utilities**
- ✓ Electricity
  - ✓ Drinkable Water

- Orientation**
- ✓ South West

- Furniture**
- ✓ Not Furnished

- Category**
- ✓ Golf
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Resale

- Condition**
- ✓ Excellent

- Kitchen**
- ✓ Fully Fitted

- Pool**
- ✓ Children`s Pool

- Garden**
- ✓ Communal

- Climate Control**
- ✓ Air Conditioning
  - ✓ Fireplace

- Security**
- ✓ Gated Complex
  - ✓ Entry Phone
  - ✓ 24 Hour Security

- Views**
- ✓ Garden
  - ✓ Pool

- Parking**
- ✓ Communal