## Sales - House - Atalaya

# 549.000€











**Ref.-ID: R5548975** **Atalaya** **House**

**Community: 1,452 EUR / year** **IBI: 835 EUR / year** **Rubbish: 147 EUR / year** **3** **4.5** **193 m2**

Spacious family home located in Monte Biarritz, Atalaya, Estepona East - Tourist License in place! We are delighted to present this spacious 3-bedroom, 3.5-bathroom townhouse, offering excellent value, generous living space and attractive investment potential. Situated in a well-established residential area, the property is distributed over four floors, boasting 193 m² of internal living space and an additional 124 m² of outdoor space. The entrance level comprises a fully equipped kitchen, guest toilet and a split-level living and dining area, which opens directly onto a spacious outdoor dining terrace. The first floor features the master bedroom, complete with en-suite bathroom and private terrace, enjoying impressive views across the sea, surrounding mountains and communal swimming pool. This level also accommodates the first of two guest double bedrooms, again featuring its own en-suite bathroom. The second floor is dedicated to the second guest bedroom, with en-suite bathroom and dual-aspect terraces, providing excellent outdoor space to enjoy throughout the day, from sunrise to sunset. The property further benefits from a substantial basement level, currently configured as a private entertainment and storage area. This space is already fitted with a full bathroom and offers the potential to create a fourth bedroom, home office or additional leisure space, depending on requirements. With its generous proportions, multiple terraces, attractive views and tourist licence already in place, this property represents an excellent opportunity as both a permanent family residence and an investment property. Contact us today to arrange your viewing!

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ East Facing
- ✔ South East Orientation
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Marble Flooring
- ✔ Basement

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Private Garden

**Parking**
- ✔ Covered Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Gas

**Category**
- ✔ Bargain
- ✔ Investment
- ✔ Resale