

## Sales - Apartment - Atalaya 795.000€

www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com











Ref.-ID: R4934581 Atalaya

Community: 4,080 EUR / year IBI: 894

IBI: 894 EUR / year



3



191 m2



134 m<sup>2</sup>

Marques de Guadalmina, Atalaya – Spacious 3-Bedroom Ground Floor Corner Apartment with Private Garden This superb, modern ground-floor apartment is located in Marques de Guadalmina, a sought-after gated community just 7 minutes from Puerto Banús. The apartment features a huge exterior terrace and a large U-shaped private garden surrounding the property, offering an ideal family lifestyle. Property Features: Built size: 181 m² Terrace: 124 m² Private garden: 134 m² 3 spacious bedrooms with built-in wardrobes 3 modern bathrooms with high-quality Porcelanosa finishes Fully equipped kitchen with AEG appliances Electric shutters & alarm system Air conditioning & heating Domotic system & solar panels Two underground parking spaces & a storage room Community & Location: Marques de Guadalmina boasts contemporary architecture and beautifully maintained gardens. The complex offers fantastic facilities, including: Saltwater swimming pool Gym & sauna Paddle tennis court & putting green Children's play area Located next to Atalaya Golf Course, the apartment is also within walking distance of Atalaya Bilingual International School and a supermarket. Surrounded by several top golf courses, this is a prime location for both families and golf enthusiasts. A modern, south-facing apartment in a privileged setting—contact us today for more details!

## Condition Setting Orientation Pool Close To Golf South Excellent Communal Close To Shops Close To Sea Close To Schools Urbanisation Features **Furniture** Kitchen Garden Private Covered Terrace Fully Furnished Fully Fitted ✓ Lift Fitted Wardrobes Private Terrace **✓** Gym Sauna ✓ Paddle Tennis ✓ Storage Room Jacuzzi Category **✓** Golf Investment Luxury

Resale
Contemporary

## Climate Control Air Conditioning Hot A/C Security Gated Complex Electric Blinds Alarm System Views Garden Farking Underground