

**Sales - House - New Golden Mile**  
**470.000€**

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**Ref.-ID: R5018548**

**New Golden Mile**

**House**

**Community: 2,400 EUR / year**

**IBI: 600 EUR / year**

**Rubbish: 128 EUR / year**



**3**



**2.5**



**134 m2**

Beachside Renovation Opportunity – 138 m² | 3 Bedrooms | 2.5 Bathrooms | Roof Terrace or 4th Bedroom Option Located in the sought-after Atalaya Isdabe, right next to the upscale Guadalmina district and less than a 10-minute drive from the bustling Puerto Banús, you will find this spacious 138 m² home – a unique opportunity to create your own beachside dream home. The home currently has 3 bedrooms and 2.5 bathrooms, with plenty of expansion options. On the upper floor there is space for a roof terrace with jacuzzi and outdoor kitchen – ideal for balmy summer evenings. Prefer extra interior space? Then you can easily create a full-fledged 4th bedroom and 3rd bathroom here. Thanks to the ongoing renovation of the community, this location is becoming even more attractive. Each home will soon have 2 private parking spaces – a rarity so close to the beach. About the location: Atalaya Isdabe offers a relaxed, Mediterranean lifestyle in a prime location between Marbella and Estepona. You can walk to the beach, beach clubs, supermarkets and restaurants. The proximity to international schools and prestigious golf courses also makes it very suitable for families and long stays. Highlights: • 138 m² living space • 3 bedrooms (expandable to 4) • 2.5 bathrooms (possibility of 3) • Space for roof terrace with jacuzzi or extra floor • Soon 2 parking spaces per home • Right next to Guadalmina • Only 10 minutes from Puerto Banús • Beach, shops and restaurants within walking distance A rare renovation opportunity in a prime location on the coast of the Costa del Sol!

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Beachside</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Urbanisation</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Renovation Required</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Fireplace</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Garden</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Private Terrace</li><li>✓ Tennis Court</li><li>✓ Ensuite Bathroom</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Not Furnished</li></ul>	<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Not Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Entry Phone</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li></ul>
<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Holiday Homes</li><li>✓ Investment</li></ul>				