EK
ARBAT ESTATES

Sales - House - Atalaya

4.200.000€

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Ref.-ID: R5032111

Atalaya

House

IBI: 446 EUR / year

Rubbish: 204 EUR / year

6 **6** **750 m2** **4000 m2**

Signature Villa on the New Golden Mile A rare opportunity to own a spectacular private estate perfectly positioned between the vibrant energy of Marbella and the relaxed charm of Estepona. Within walking distance of the prestigious Atalaya Golf & Country Club, this exceptional villa offers the increasingly rare experience of living in your own private luxury resort while remaining just minutes from world-class golf, beaches, restaurants and international schools. Beautifully renovated, the estate blends modern comfort with timeless Andalusian elegance. Designed for family living, entertaining and relaxation, it offers an outstanding combination of space, lifestyle and investment potential. Even more remarkable, the property represents exceptional value, offered at almost half the average price per square metre for luxury homes in this area. _____ Main Residence – 787 m² Built | 3,000 m² Plot The impressive manor house has been thoughtfully designed to create a home that is both luxurious and welcoming. Key features include: • Two stunning master suites with swim-up pool access • Three additional ensuite bedrooms • Private office suite and staff quarters • Home cinema, games lounge and wine bodega • Fully equipped gym, massage room and infrared sauna At the heart of the home is a designer Poggenpohl kitchen fitted with premium Miele appliances, opening onto elegant living areas and more than 700 m² of sun-filled terraces designed for effortless indoor-outdoor living. _____ Resort-Style Outdoor Living The landscaped grounds create a true Mediterranean retreat, featuring: • Two swimming pools, including one heated and covered • Six-person hot tub • Outdoor BBQ bar with pizza oven • Tennis, badminton and volleyball court • Private pitch-and-putt golf practice area • Beautiful gardens offering space, privacy and tranquillity Additional features include a four-person lift, full CCTV security system, double garage, extensive parking and full furnishings, making the villa completely turn-key ready. _____ Independent Guest Residence The property also includes a private guest bungalow set within its own 1,000 m² plot, offering: • Three ensuite bedrooms • Fully equipped kitchen • Private swimming pool and gazebo • Separate entrance with parking The guest house provides excellent rental income potential of €60,000+ per year, enhancing the investment appeal of the estate. _____ Exceptional Opportunity Combining luxury, privacy and resort-level amenities with outstanding value on the New Golden Mile, this unique property offers a lifestyle rarely found on the Costa del Sol.

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

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

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Fireplace
- ✔ U/F Heating

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ WiFi
- ✔ Gym
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Guest House
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Bar
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Staff Accommodation
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden
- ✔ Landscaped Garden

Security
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Investment
- ✔ Luxury
- ✔ Resale