

**Sales - Apartment - Atalaya**  
**720.000€**

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**Ref.-ID: R5047735**

**Atalaya**

**Apartment**



**2**



**2**



**95 m2**



**57 m2**

Stunning 2-Bedroom Garden Apartment in Atalaya Emotion – Brand New, Ready to Move In This exceptional ground-floor apartment in the exclusive Atalaya Emotion complex offers a unique blend of comfort, style, and tranquility. Located in one of the most peaceful corners of the development, this brand-new, never-lived-in unit boasts direct access to two private gardens — ideal for families, couples, or as a premium investment. Key Features: • 2 spacious bedrooms and 2 modern bathrooms • Open-plan living and dining room, flooded with natural light • Designer kitchen with central island and high-end Siemens appliances • Underfloor heating and independent air-conditioning in every room • Private garden with panoramic views of the relaxation area, artificial lagoon, and playground — all within steps from your terrace • Second private garden accessible from both bedrooms • Large underground parking space and ample storage room included in the price • Located on the prestigious “Pyramid” corner of the development — one of the most desirable units Prime Location: • Just 7 minutes by car from Puerto Banús, beaches, and golf • Situated in a rapidly growing, high-potential residential area • Directly across the street from Atalaya International School — ranked among the Top 10 bilingual schools in Marbella • No traffic stress: just open the gate and walk your children to school in 30 seconds This is an ideal opportunity for those seeking a serene lifestyle in a high-end community, with full access to all the exceptional facilities Atalaya Emotion has to offer.

<b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Shops</li><li>✔ Close To Schools</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✔ South</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li><li>✔ New Construction</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✔ Communal</li><li>✔ Children`s Pool</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li><li>✔ Hot A/C</li><li>✔ Cold A/C</li><li>✔ U/F Heating</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✔ Garden</li><li>✔ Pool</li><li>✔ Lake</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Lift</li><li>✔ Private Terrace</li><li>✔ Satellite TV</li><li>✔ WiFi</li><li>✔ Gym</li><li>✔ Storage Room</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✔ Private</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✔ Underground</li><li>✔ Garage</li><li>✔ Private</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Solar water heating</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✔ Golf</li><li>✔ Luxury</li></ul>