



Sales - Apartment - Estepona  
**1.200.000€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R5105848

Estepona

Apartment

Community: 4,836 EUR / year IBI: 650 EUR / year

Rubbish: 141 EUR / year



3



2



114 m2



333 m2

Nestled in the prestigious Cataleya Phase 2, this stunning ground-floor 3-bedroom apartment offers the perfect blend of contemporary elegance, outdoor living, and prime location. Set within a gated community known for its low-density design, sustainable gardens, and resort-style amenities, this home is a true sanctuary on the Costa del Sol.

**Seamless Indoor-Outdoor Living** This beautifully designed apartment boasts an open-plan layout, where the sleek modern kitchen and spacious living area flow effortlessly onto a 78 m<sup>2</sup> terrace and an expansive 333 m<sup>2</sup> private garden. With large sliding doors that invite in natural light and fresh coastal air, this home is designed to embrace the Mediterranean lifestyle. Each of the three bedrooms enjoys direct access to the terrace and garden, allowing you to wake up to the tranquil beauty of your private outdoor space. The master suite features elegant finishes, a spa-like en-suite bathroom, and generous built-in wardrobes for ultimate comfort.

**Exclusive Features & Amenities:**

- 114 m<sup>2</sup> of beautifully designed living space
- 333 m<sup>2</sup> private garden – the largest in the development
- 78 m<sup>2</sup> sun-drenched terrace with ample space for dining & lounging
- Modern open-plan kitchen with premium appliances
- Master suite with direct garden access & en-suite bathroom
- Two additional spacious bedrooms with terrace access
- Gated community with security
- Heated saltwater pool & 450 m<sup>2</sup> outdoor pool
- Underground parking & private storage room

**A Prime Location Between Marbella & Estepona** Situated in the heart of Atalaya Alta, Cataleya Phase 2 offers a privileged location, just minutes from golf courses, beaches, and world-class amenities. - Estepona / San Pedro border – a tranquil yet well-connected area - Walking distance to Atalaya Golf Club - Just 2 km from the beach - 17 min to Marbella & 10 min to Estepona - 45 min from Málaga Airport This exclusive property is ideal for permanent living, a holiday retreat, or an investment opportunity in one of the most sought-after areas on the Costa del Sol.

**Orientation**

✓ South West

**Condition**

✓ Excellent

**Pool**

✓ Communal  
 ✓ Indoor  
 ✓ Heated

**Climate Control**

✓ Air Conditioning  
 ✓ Hot A/C

**Views**

✓ Mountain

**Features**

✓ Covered Terrace  
 ✓ Lift  
 ✓ Fitted Wardrobes  
 ✓ Private Terrace  
 ✓ WiFi  
 ✓ Storage Room  
 ✓ Utility Room  
 ✓ Ensuite Bathroom  
 ✓ Double Glazing  
 ✓ Fiber Optic

**Furniture**

✓ Fully Furnished

**Kitchen**

✓ Fully Fitted

**Garden**

✓ Communal  
 ✓ Private  
 ✓ Easy Maintenance

**Security**

✓ Gated Complex  
 ✓ Entry Phone  
 ✓ Safe

**Parking**

✓ Underground

**Utilities**

✓ Electricity

**Category**

✓ Golf  
 ✓ Luxury  
 ✓ Contemporary