



**Sales - Apartment - Atalaya**  
**670.000€**

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Atalaya

Community: 4,560 EUR / year IBI: 1,100 EUR / year

Rubbish: 250 EUR / year



2



2



100 m<sup>2</sup>



90 m<sup>2</sup>

Apartment

Corner ground-floor apartment with 2 bedrooms and 2 bathrooms (one en suite) featuring a spacious, sunny private garden of 122 m<sup>2</sup> in Las Terrazas de Atalaya. Located within a modern residential complex with large, beautifully maintained gardens, several communal swimming pools, a barbecue area, outdoor gym, and a paddle tennis court, this apartment offers an exclusive setting and an excellent quality of life. Key features • Corner ground-floor unit with high privacy • Entrance hall • Spacious open-plan living and dining area • Private terrace of 45 m<sup>2</sup> • Large, sunny private garden of 122 m<sup>2</sup> • Direct access from the living room and bedrooms through sliding doors • 2 bedrooms • 2 bathrooms (master bedroom en suite and a second spacious bathroom with bathtub) • Fully equipped designer kitchen • Separate utility/laundry room • Includes 1 underground parking space of 12.5 m<sup>2</sup> • Includes 1 storage room Quality finishes & equipment • Integrated Siemens appliances • Quooker system (filtered cold still and sparkling water, plus boiling water) • Home automation system throughout the property • Airzone climate control with individual room zoning • Electric shutters • LED lighting • Glass curtains/enclosures • Double glazing • Security door • Alarm system • Porcelanosa sanitaryware and Hansgrohe taps Location • Between Marbella, Benahavís and Estepona • Just a few meters from a supermarket, shopping center and an international school • Atalaya Golf directly opposite • Beach only 4 minutes by car Additional garage Option to purchase 2 additional parking spaces (12.5 m<sup>2</sup> each) for €20,000 Move-in ready and designed to be enjoyed from day one.

<b>Setting</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>	<b>Features</b>
✓ Frontline Golf	✓ Excellent	✓ Communal	✓ Air Conditioning	✓ Mountain	✓ Covered Terrace
✓ Close To Golf			✓ Hot A/C	✓ Golf	✓ Lift
✓ Urbanisation			✓ Cold A/C	✓ Country	✓ Solarium
				✓ Pool	✓ Satellite TV
				✓ Courtyard	✓ WiFi
					✓ Paddle Tennis
					✓ Tennis Court
					✓ Storage Room
					✓ Barbeque
					✓ Domotics
					✓ Fiber Optic
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
✓ Fully Furnished	✓ Fully Fitted	✓ Communal	✓ Gated Complex	✓ Underground	✓ Electricity
		✓ Private	✓ Alarm System	✓ Garage	✓ Solar water heating
				✓ Street	
<b>Category</b>					
✓ Golf					
✓ Holiday Homes					
✓ Investment					
✓ Luxury					