



**Sales - Apartment - Atalaya**  
**475.000€**

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**Ref.-ID: R5237608**

**Atalaya**

**Community: 3,720 EUR / year**

**IBI: 410 EUR / year**

**Rubbish: 102 EUR / year**



**2**



**2**



**131 m<sup>2</sup>**

**Apartment**

Spacious property located in the Atalaya area, next to Guadalmina Alta, just minutes from all amenities and surrounded by some of the best golf courses in the area: Atalaya, El Paraiso, Los Arqueros, Guadalmina, etc. The property boasts impressive dimensions, including a large living room with a fireplace, two bedrooms, two bathrooms, a separate kitchen with a utility room, and fantastic terraces of over 40m<sup>2</sup> with direct access to the gardens and swimming pool. A storage room is also included. Located within a stunning gated community with 24-hour security, expansive gardens, three swimming pools, and a tennis court. An ideal property for clients seeking a large home in one of the finest residential areas.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South West

**Condition**

- ✓ Excellent

**Pool**

- ✓ Children's Pool

**Climate Control**

- ✓ Air Conditioning
- ✓ Fireplace

**Views**

- ✓ Garden
- ✓ Pool

**Furniture**

- ✓ Not Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

**Parking**

- ✓ Communal

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale