

**Sales - House - Atalaya**  
**1.795.000€**

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**Ref.-ID: R5305525**

**Atalaya**

**IBI: 550 EUR / year**

**Rubbish: 105 EUR / year**



**5**



**4**



**358 m2**

**House**



**541 m2**

Set directly on the fairways of El Campanario Golf, this newly built villa delivers a refined residential experience just minutes from Puerto Banús, golden beaches, and some of the Costa del Sol’s most prestigious golf courses. Positioned within a highly sought-after residential enclave, the property offers privacy, architectural clarity, and seamless indoor-outdoor living. Built across 358 sqm on a 518 sqm plot, the villa has been thoughtfully designed to maximize natural light, spatial flow, and contemporary comfort. The home features five generous bedrooms, four with en-suite bathrooms, plus a guest toilet. Two exceptional primary suites include private rooftop terraces and walk-in wardrobes, creating elevated spaces that feel both intimate and luxurious. At the center of the home, a sophisticated open-plan living area connects effortlessly to the landscaped garden through expansive glass doors. Outside, a heated infinity-edge pool, alfresco dining area, and state-of-the-art BBQ set the stage for relaxed Mediterranean living and stylish entertaining. The lower level transforms the property into a private leisure retreat, complete with a cinema room, games area, gym, and additional bedrooms — ideal for hosting guests while maintaining complete comfort and independence. Overlooking tranquil golf scenery, the outdoor spaces invite year-round enjoyment — from sun-soaked afternoons to elegant evenings under the stars. A private garage and extensive parking further enhance everyday convenience. This is more than a home — it is a carefully curated lifestyle property designed for buyers who prioritize location, design, and long-term value on the Costa del Sol.

|                                                                                                                                                            |                                                                                    |                                                                                   |                                                                                        |                                                                                           |                                                                                                        |
|------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------|----------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Golf</li><li>✔ Close To Shops</li><li>✔ Close To Town</li><li>✔ Close To Schools</li></ul> | <b>Orientation</b> <ul style="list-style-type: none"><li>✔ South West</li></ul>    | <b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>      | <b>Pool</b> <ul style="list-style-type: none"><li>✔ Private</li><li>✔ Heated</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✔ Country</li><li>✔ Garden</li><li>✔ Pool</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ Barbeque</li></ul>  | <b>Furniture</b> <ul style="list-style-type: none"><li>✔ Fully Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✔ Partially Fitted</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>✔ Alarm System</li></ul>            | <b>Parking</b> <ul style="list-style-type: none"><li>✔ Private</li></ul>                               |
| <b>Category</b> <ul style="list-style-type: none"><li>✔ Luxury</li></ul>                                                                                   |                                                                                    |                                                                                   |                                                                                        |                                                                                           |                                                                                                        |