EK
ARBAT ESTATES

Sales - House - Atalaya

695.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com











Ref.-ID: R5315962

Atalaya

House

Community: 1,320 EUR / year

IBI: 470 EUR / year

3 **3** **112 m2** **252 m2**

This beautifully designed two-level house in the highly sought-after Atalaya area offers an exceptional blend of modern comfort, natural light, and prime Costa del Sol living. West-facing and thoughtfully positioned, the property enjoys abundant afternoon sun and open views, creating the perfect setting for relaxing evenings on the spacious terrace or entertaining guests while watching the sunset. The home features three generously sized bedrooms on the upper level, along with two full bathrooms designed for both functionality and style. The ground floor welcomes you with a bright and airy living area, a guest toilet, and seamless access to the outdoor spaces. Large windows enhance the sense of space and connect the interior with the exterior, allowing natural light to flow throughout the home. From the living area, you step directly onto the terrace and into your own private garden — an ideal space for outdoor dining, children's play, or simply enjoying the Mediterranean climate in complete privacy. Completed at the beginning of this year, the property is offered unfurnished, giving the new owner a blank canvas to create a personalized interior that reflects their style and vision. The home also includes private parking and access to a well-maintained communal swimming pool, perfect for cooling off during the long sunny seasons of southern Spain. Located in a well-established residential neighborhood, the property is surrounded by landscaped walkways and green areas, offering a peaceful and secure environment while maintaining excellent connectivity. The beaches, golf courses, and all amenities are just minutes away, and both Marbella and Estepona are within easy reach, making this an ideal permanent residence, holiday home, or investment opportunity. With its modern design, private garden, prime west-facing orientation, and unbeatable location, this home represents one of the best opportunities currently available in the entire urbanization.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Urban Views

Features
- ✔ Covered Terrace
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Domotics
- ✔ Fiber Optic

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Private Garden
- ✔ Easy Maintenance Garden

Parking
- ✔ Open Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone

Category
- ✔ Holiday Homes
- ✔ Resale