EK
ARBAT ESTATES

Sales - House - Estepona

2.300.000€

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Ref.-ID: R5318464 **Estepona** **House**

Community: 240 EUR / year **IBI: 1,008 EUR / year** **Rubbish: 400 EUR / year** **5** **4.5** **498 m2** **812 m2**

Stunning 5-Bedroom Family Villa for Sale in Atalaya Located in the sought-after area of Atalaya, just 10 minutes from Puerto Banús and Marbella, this exceptional villa is perfectly designed for modern family living and is ready to move straight into. Bedrooms The property offers four spacious en suite bedrooms, all designed for comfort and privacy. Master Bedroom (Top Floor) A spectacular suite with high ceilings, a large private terrace featuring a jacuzzi, and an impressive open walk-in wardrobe. The luxurious en suite bathroom includes double sinks, a walk-in shower, and a modern new-generation toilet. Second Bedroom (Top Floor) This bedroom benefits from its own private terrace with partial sea views and an en suite bathroom with shower and single sink. Third Bedroom (First Floor) A spacious en suite bedroom conveniently located on the main living level, ideal for guests or family members. Fourth Bedroom (Lower Ground Floor) A very generous bedroom with en suite bathroom and shower, direct access to a private terrace and the large garden, making it perfect as a guest suite or independent living space. Living Areas & Features On the first floor, you are welcomed into a bright and impressive open-plan living area with fireplace, seamlessly connected to the dining space and fully fitted kitchen. The kitchen features large corner windows, a breakfast table area, wine fridge and filtered water system. This level also includes a guest toilet located next to the laundry room. The living space is surrounded by generous terraces with a barbecue area, perfect for entertaining, and offers direct access to the swimming pool. The lower ground floor also includes a second kitchen, private cinema room, gym area(can be converted in bedroom), storage room and a spacious garage for one car. There are two laundry rooms — one on the lower level and another on the first floor near the bedrooms. In addition to the main garage, there is a second covered parking space, and both garages are equipped with electric car charging points. Outdoor Areas & Location The property features a large private garden with a children’s playground, terraces on multiple levels, and easy access to the pool and garage area. Ideally located within five minutes’ walking distance to amenities, restaurants, a shopping centre and schools, and only 10 minutes from Puerto Banús and Marbella. A beautifully maintained, move-in-ready family home offering space, comfort and an excellent location on the Costa del Sol.

Setting
- ✔ Close To Shops

Orientation
- ✔ South East Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Central Heating

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Satellite TV
- ✔ Gym
- ✔ Sauna
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Staff Accommodation
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Electric Blinds
- ✔ Alarm System

Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Street Parking
- ✔ Private Parking
- ✔ EV charge point

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Luxury