

Sales - House - Estepona  
460.000€

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Ref.-ID: R5358469

Estepona

House



2



2



135 m2

Elegant and bright townhouse for sale in Nueva Atalaya, Estepona, located on the New Golden Mile, one of the most sought-after residential areas on the Costa del Sol, just minutes from Marbella and Puerto Banús. The property offers 135 m<sup>2</sup> of built space distributed over two floors, providing spacious and functional living areas. It features 2 bedrooms and 2 bathrooms, with the possibility to create a third bedroom and an additional bathroom, adding significant value and investment potential. On the main floor, there is a cosy and bright living-dining area with fireplace, filled with natural light thanks to large windows, along with a functional kitchen and direct access to a pleasant private terrace, ideal for enjoying the Mediterranean climate all year round. The upper floor hosts the bedrooms, designed for comfort and privacy. The south-facing orientation ensures excellent natural light throughout the day, creating a warm and inviting atmosphere. The property is part of a peaceful private community featuring a large communal garden of approximately 6,000 m<sup>2</sup>, beautifully maintained green areas and a spacious communal swimming pool, perfect for relaxation and leisure. Its location is excellent, with easy access to supermarkets, restaurants, schools, golf courses and beaches, offering a perfect balance between tranquillity and convenience. A great opportunity as a permanent residence, holiday home or investment in one of the most desirable areas of the Costa del Sol.

**Setting**

- ✓ Town
- ✓ Port
- ✓ Close To Port
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Marina
- ✓ Close To Marina
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace

**Category**

- ✓ Investment
- ✓ Luxury

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent
- ✓ Good

**Pool**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning

**Views**

- ✓ Garden
- ✓ Pool

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone