

**Sales - House - Atalaya**  
**580.000€**

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**Ref.-ID: R5414758**

**Atalaya**

**House**

**Community: 2,268 EUR / year**

**IBI: 610 EUR / year**

**Rubbish: 52 EUR / year**



**4**



**4**



**136 m2**

Magnificent Renovated Townhouse in Las Yucas Urbanisation For sale: an exceptional corner townhouse, fully renovated and located in one of the most private and peaceful areas of the Las Yucas Urbanisation. Being a corner property, it enjoys greater independence, abundant natural light, and additional privacy. The home includes private parking

**Property Layout Ground Floor**

- Charming front terrace providing direct access to the house.
- Bright open plan living room, dining area, and kitchen, featuring large windows that flood the space with natural light.
- From the living room, access to a second terrace ideal for outdoor enjoyment.
- The kitchen connects to a practical laundry area with generous storage capacity.
- Guest toilet and additional storage under the stairs.
- High quality windows with electric shutters.
- Completely renewed electrical and plumbing installations.

**First Floor**

- Three bedrooms and two bathrooms.
- Master bedroom with en suite bathroom and a small private terrace.
- Second and third bedrooms sharing a fully renovated bathroom.
- All bathrooms and built in wardrobes have been modernised.

**Second Floor**

- Spacious attic currently used as a gym, with two windows providing excellent natural light.
- Full bathroom.
- Two storage rooms with large capacity.

**Extras & Features**

- Recently installed solar panels.
- High quality renovated windows and doors.
- New electrical and plumbing systems.
- Parking at the door.
- Gated community with swimming pool and tennis courts.

**Location**

The location is excellent: just a short walk from the pharmacy, supermarket, school, and restaurants. The beach is very close, offering direct access to Estepona's beautiful Coastal Path (Senda Litoral). The property also enjoys easy access to the motorway while remaining completely free from road noise.

<p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Commercial Area</li> <li>✓ Beachside</li> <li>✓ Close To Golf</li> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>	<p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South East</li> </ul>	<p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>	<p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> </ul>	<p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Gym</li> <li>✓ Paddle Tennis</li> <li>✓ Tennis Court</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> </ul>
<p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Part Furnished</li> </ul>	<p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Partially Fitted</li> </ul>	<p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Electric Blinds</li> <li>✓ Entry Phone</li> </ul>	<p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>	<p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Photovoltaic solar panels</li> </ul>
<p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Investment</li> </ul>					