EK
ARBAT ESTATES

Sales - Apartment - Estepona

1.299.000€

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Ref.-ID: R5499523 **Estepona** **Apartment**

Community: 5,724 EUR / year **IBI: 762 EUR / year** **Rubbish: 148 EUR / year** **3** **2** **134 m2**

Exceptional Duplex Penthouse for Sale in Cataleya, Atalaya Welcome to an exceptional duplex penthouse in the prestigious Cataleya residential complex, perfectly positioned in the sought-after Atalaya area of the Costa del Sol. Combining contemporary architecture, high-quality craftsmanship and exceptional outdoor spaces, this sophisticated home offers an outstanding lifestyle in one of Marbella's most desirable locations. The entrance level features three beautifully appointed bedrooms. Two spacious guest bedrooms share an elegant bathroom, while the generous master suite benefits from its own luxurious en-suite bathroom. At the heart of the property is a bright and spacious open-plan living and dining area, seamlessly connected to a fully equipped modern kitchen. Floor-to-ceiling windows flood the interiors with natural light and create a seamless transition onto the expansive terrace. From here, you can enjoy the exceptional views and make the most of the Costa del Sol's enviable outdoor lifestyle. Upstairs, the property's standout feature awaits: a spectacular private rooftop terrace. Elevated within the community, this expansive outdoor space enjoys excellent views and a wonderful sense of privacy. Whether relaxing in the sun, dining al fresco or entertaining guests, the rooftop terrace provides an exceptional setting to enjoy the Mediterranean climate year-round. The property also benefits from two underground parking spaces, offering secure and convenient parking. Residents of the exclusive Cataleya complex have access to a beautifully maintained communal swimming pool, landscaped gardens and an outdoor gym, providing a relaxed resort-style environment within the privacy of a prestigious residential community. Ideally located in Atalaya, between the renowned El Paraíso and Atalaya golf courses, the property is perfectly positioned for enjoying everything the Costa del Sol has to offer. San Pedro de Alcántara, Benahavís and Marbella are all approximately a 10–15 minute drive away, while an array of beaches, golf courses, restaurants and international amenities are close at hand. A sophisticated contemporary home with exceptional terraces, impressive views and access to outstanding communal facilities, this duplex penthouse represents a fantastic opportunity to own a premium property on the Costa del Sol.

Setting
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System

Parking
- ✔ Underground Parking
- ✔ Garage

Category
- ✔ Golf
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary