EK
ARBAT ESTATES

**Sales - House - Atalaya**

**1.600.000€**

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**Ref.-ID: R5500450**

**Atalaya**

**House**

**IBI: 1,700 EUR / year**

**Rubbish: 250 EUR / year**

**4** **2.5** **177 m2** **1100 m2**

Magnificent detached corner villa located in one of the most sought-after areas on the beach side, set on a spacious plot of approximately 1,100 m². The property is distributed entirely over one floor and offers generous indoor and outdoor spaces, creating an ideal home for enjoying the Mediterranean lifestyle. The entrance leads into a spacious hallway, which opens onto a bright living and dining room with a fireplace, creating a warm and welcoming atmosphere. From the living room, we access the bedroom area, which comprises two double bedrooms, both with fitted wardrobes and pleasant views over the garden, as well as a family bathroom. The master bedroom features a private en-suite bathroom with both a bathtub and a shower. The villa also benefits from a large independent kitchen with a spacious breakfast area, as well as a second sitting room with a small mezzanine and a guest cloakroom. The property also offers excellent potential for expansion, with the possibility of extending the living area to create approximately two additional bedrooms and a bathroom, allowing the house to be easily adapted to the needs of a larger family. One of the property's main attractions is undoubtedly its exceptional outdoor space. The beautifully landscaped garden surrounds the house and features a large saltwater swimming pool. Facing the pool is a spacious covered gazebo with a dedicated barbecue area and a large dining table comfortably seating more than ten guests. The area is surrounded by built-in benches with comfortable cushions, creating the perfect setting for enjoying lunches and dinners with family and friends, as well as relaxing afternoons outdoors. The plot also includes a private parking area and offers plenty of space and potential to create additional outdoor areas and make the most of the generous grounds. A charming property offering privacy, excellent potential for expansion and a privileged location close to the beach. An ideal home both as a permanent residence and as a second home for enjoying long stays by the sea. Detached Villa, Atalaya, Costa del Sol. 4 Bedrooms, 2.5 Bathrooms, Built 177 m², Terrace 95 m², Garden/Plot 1100 m². Setting : Commercial Area, Beachside, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Schools, Close To Forest, Urbanisation. Orientation : North, East, South, West. Condition : Excellent. Pool : Private. Climate Control : Air Conditioning, Hot A/C, Cold A/C, Fireplace. Views : Garden, Pool. Features : Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Utility Room, Ensuite Bathroom. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex, Entry Phone. Parking : Covered, More Than One, Private. Utilities : Electricity, Drinkable Water, Gas. Category : Beachfront, Golf, Holiday Homes, Investment, Resale, Contemporary.

**Setting**
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

**Orientation**
- ✔ North Facing
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Covered Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Gas

**Category**
- ✔ Beachfront
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale
- ✔ Contemporary