

Sales - House - Estepona
450.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5504557

Estepona

IBI: 354 EUR / year

Rubbish: 133 EUR / year



2



2



140 m2

House



140 m2

Beautiful south-facing townhouse for sale in Nueva Atalaya, Estepona, ideally positioned on the sought-after New Golden Mile, only a short drive from Marbella and Puerto Banús. This charming home is set over two levels and offers bright, spacious living areas designed for comfort and easy Mediterranean living. The property currently features two bedrooms and two bathrooms, with the option to create an additional bedroom and bathroom if desired. The ground floor welcomes you with a warm and inviting living-dining room with a fireplace, large windows that fill the space with natural light, and a fully renovated kitchen with a practical layout. From here, there is direct access to a private terrace, ideal for outdoor dining, relaxing, or enjoying the year-round sunshine. The upper floor hosts the sleeping area, offering peaceful and comfortable bedrooms with plenty of natural light throughout the day thanks to the home’s excellent south-facing orientation. Located within a quiet and well-maintained gated community, residents enjoy access to extensive communal gardens of approximately 6,000 m², beautifully landscaped green areas, and a large swimming pool. The property is conveniently close to supermarkets, restaurants, international schools, golf courses, and some of the best beaches on the Costa del Sol, making it an excellent choice as a permanent home, holiday retreat, or investment opportunity.

Setting ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools	Orientation ✓ South	Condition ✓ Excellent	Pool ✓ Communal	Climate Control ✓ Central Heating	Views ✓ Garden ✓ Pool
Features ✓ Fitted Wardrobes ✓ Private Terrace ✓ Ensuite Bathroom	Furniture ✓ Not Furnished	Garden ✓ Communal	Security ✓ Gated Complex	Parking ✓ Communal	