EK
ARBAT ESTATES

Sales - House - Atalaya

300.000€

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











Ref.-ID: R5528515 **Atalaya** **House**

Community: 1,380 EUR / year **IBI: 305 EUR / year** **Rubbish: 99 EUR / year** **2** **2** **80 m2**

BARGAIN! Charming 2-Bedroom Townhouse with Private Terrace & Communal Pool Near Marbella and Estepona FOR SALE – 2-BEDROOM HOME IN AN EXCELLENT LOCATION Charming 2-bedroom house, recently refreshed and painted offering a warm, welcoming and comfortable home in a highly desirable community. The property is ideal as a permanent residence, holiday home or investment property, thanks to its excellent location and proximity to Marbella, Estepona and a wide range of local amenities. Property Features The entrance opens onto a spacious private courtyard terrace, creating a wonderful outdoor living area complete with a BBQ space – perfect for relaxing, dining and entertaining. On the ground floor, the property offers: * Bright open-plan kitchen and dining area * Brand-new washing machine * Comfortable sitting room with a large new sofa * TV stand * Charming fireplace/chimney feature * Convenient downstairs cloakroom * Direct access to the spacious outdoor terrace The first floor comprises two bedrooms and a family bathroom with bath/shower. The master bedroom benefits from a beautiful high vaulted ceiling, creating a wonderful feeling of space and light. The bedroom opens onto the private terrace, making it particularly bright and airy, and is furnished with a brand-new full-size double bed. The second bedroom is furnished with two brand-new single beds, making the property ideal for families, guests or holiday rentals. Community & Location The house is situated within a pleasant and well-maintained community, featuring a large and elegant communal swimming pool – an excellent facility for enjoying the Mediterranean lifestyle. The location is particularly convenient, with easy access to local amenities and just approximately: * 7 minutes from Marbella * 10 minutes from Estepona This is a fantastic opportunity to purchase a fully furnished, move-in-ready 2-bedroom home in an excellent location, offering both comfortable indoor living and attractive outdoor space. PROPERTY WILL NEED NEW KITCHEN AND UODATING OF BATHROOMS An opportunity not to be missed – viewing is highly recommended!

Setting
- ✔ Suburban
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ West Facing
- ✔ North West Orientation

Condition
- ✔ Good Condition
- ✔ Renovation Required

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning
- ✔ Fireplace

Views
- ✔ Garden Views
- ✔ Courtyard Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Private Terrace
- ✔ Storage Room

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Parking
- ✔ Open Parking
- ✔ Street Parking

Category
- ✔ Bargain
- ✔ Cheap
- ✔ Investment
- ✔ Reduced
- ✔ Resale