EK
ARBAT ESTATES

Sales - Apartment - Atalaya

995.000€

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Ref.-ID: R5535679 **Atalaya** **Apartment**

Community: 4,896 EUR / year **IBI: 724 EUR / year** **Rubbish: 147 EUR / year** **3** **2** **137 m2** **143 m2**

Situated in the contemporary residential development of Cataleya, next to the clubhouse of Atalaya Golf Course, this bright and spacious three-bedroom, west-facing ground-floor apartment features a generous 77 m² covered terrace and a separate 143 m² private wraparound garden, providing a combined 220 m² of terrace and garden. The apartment offers an open-plan living and dining area with a modern kitchen, while all three bedrooms are west-facing and enjoy direct access to the terrace and garden. The garden is enclosed by hedging, providing excellent privacy, and is maintained by the community. It also enjoys direct access to the communal swimming pool, just a few metres away, making this an ideal property for families with children who can move easily between the garden and pool area. The development also features an outdoor gymnasium beside the swimming pool. An especially interesting feature of this apartment is its unusually large 23 m² storage room, situated directly behind the property. Although currently accessed separately from outside the apartment, other owners within the development have created internal access through their utility rooms, transforming these spaces into home cinemas, private gyms, games rooms or home offices. This presents an exciting opportunity to create additional usable space, subject to the necessary approvals. The apartment also includes a separate laundry/utility room and a private underground parking space large enough to accommodate two cars. With its contemporary design, generous proportions, private garden and excellent communal facilities, this is an attractive property for both year-round living and holidays, particularly for families seeking the convenience of a ground-floor home with easy access to the swimming pool.

Setting
- ✔ Close To Golf
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Mountain Views
- ✔ Garden Views

Features
- ✔ Lift
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Underground Parking
- ✔ Multiple Parking Spaces

Category
- ✔ Golf
- ✔ Luxury
- ✔ Contemporary