EK
ARBAT ESTATES

Sales - Apartment - Atalaya

625.000€

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Ref.-ID: R5543125 **Atalaya** **Apartment**

Community: 3,672 EUR / year **IBI: 1,125 EUR / year** **Rubbish: 180 EUR / year** **2** **2** **100 m2**

SPECTACULAR DUPLEX PENTHOUSE WITH LARGE TERRACES AND TOURIST LICENSE Elegant duplex penthouse located in the exclusive Atalaya area, next to the golf course and just minutes from Guadalmina, San Pedro de Alcántara, and the beaches of the Costa del Sol. Its excellent location allows you to enjoy all kinds of amenities, international schools, restaurants, and shopping areas. The property features two bedrooms, two bathrooms, a spacious and bright living room with a fireplace, a separate kitchen, and magnificent outdoor areas: a 30 m² terrace on the main floor and a spectacular 100 m² private solarium on the upper floor, ideal for enjoying the sun and the Mediterranean climate year-round. It is situated in a well-maintained private residential complex with 24-hour security, extensive gardens, several swimming pools, and a tennis court, offering a peaceful and pleasant environment. An excellent opportunity both as a holiday residence and as an investment, thanks to its spacious terraces, its privileged location next to the golf course and its valid tourist license.

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

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

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

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Solarium
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ 24 Hour Security

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale