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

Продажа - Апартамент - Benahavís

1.395.000€











Ref.-ID: R5523667 | **Benahavís** | **Апартамент**

Коммунальные: 3,816 EUR / год | **ИБИ: 442 EUR / год** | **Мусор: 18 EUR / год** | **3** | **2.5** | **307 m2**

Renovated duplex penthouse for sale in Gazules del Sol, Atalaya, offering panoramic sea and mountain views with generous terraces and a stunning private rooftop solarium with pizza oven, BBQ and fire pit. All three bedrooms are conveniently arranged on the principal living level, while the upper floor is dedicated to outdoor living and entertaining. Two private garage spaces and a storage room complete the property, which combines bespoke interiors, natural materials and a detailed contemporary Mediterranean renovation within an established gated community with 24-hour security, padel courts, gym and indoor heated swimming pool. The principal floor has been designed around an open-plan layout where the kitchen, dining and lounge areas connect naturally with the exterior terraces. Large openings bring abundant daylight into the interior and establish a strong relationship with the surrounding landscape, with views extending towards the mountains, communal swimming pools and Mediterranean coastline. Positioning all three bedrooms on this same level creates a particularly practical distribution, avoiding the need to move between floors for everyday living. A palette of warm whites, natural wood and stone defines the interior. Marazzi Bianco 60 x 60 flooring runs through the principal spaces, complemented by Orac Decor skirting and decorative coving that introduce subtle architectural detailing. Integrated Bridgelux COB lighting and recessed spotlights have been used to create a carefully considered lighting scheme, while Jung LS990 matt-white switches and sockets maintain the clean aesthetic throughout the residence. At the centre of the living space, the bespoke wooden kitchen has been designed as part of the room rather than as a separate functional area. A Marazzi Capraia worktop incorporates the sink and is paired with a Hansgrohe tap, continuing the natural material palette used throughout the penthouse. The appliance specification includes a Siemens iQ500 oven and microwave together with an induction hob, while the Bosch fridge-freezer and dishwasher are fully integrated to preserve the streamlined cabinetry. The three-bedroom configuration provides flexibility for both permanent family living and visiting guests. The master bedroom benefits from a private en-suite bathroom, complemented by a second full bathroom and a separate guest toilet. Bespoke vanity cabinetry continues the attention to joinery found elsewhere in the home, with Marazzi surfaces and Bianco Luz wall finishes creating visual continuity. Anti-slip Capraia flooring has been selected for the shower areas, accompanied by Imex Moscú stainless-steel taps and rain shower systems and soft-close Roca sanitary fittings. Practical requirements have been incorporated discreetly into the renovation. A dedicated laundry room is equipped with a Bosch washing machine and Bosch heat-pump tumble dryer, with a Silestone Royal Reef worktop providing additional functional space. Together with the property's separate storage room and two garage spaces, these features make the property particularly suitable for extended stays and year-round use rather than functioning solely as a holiday property. Outdoor living becomes a defining part of the residence. Terraces connected directly to the main living areas provide additional space for dining and relaxation, with Mallorca pebble stone detailing incorporated into the exterior design. These spaces create an easy transition between the interior and outdoors while offering different areas to enjoy throughout the day. Above the main residence, the expansive private rooftop solarium significantly extends the usable living space. Finished in natural travertine, it has been conceived as a complete outdoor entertaining level rather than a conventional roof terrace. The layout provides dedicated areas for cooking, dining, relaxing and entertaining, allowing the rooftop to function as an extension of the home throughout much of the year. A fully equipped outdoor kitchen incorporates a four-burner Beefeater barbecue, Klarstein refrigerator and Venice Slim sink, complemented by a traditional wood-fired pizza oven. An Imex Utah stainless-steel outdoor shower adds convenience, while a Pureline bioethanol fireplace creates a focal point for the lounge area and makes the terrace equally appealing during cooler evenings. The combination of generous proportions and permanent cooking facilities gives the rooftop a level of functionality rarely found in a conventional penthouse terrace. Gazules del Sol is an established gated residential community in Atalaya with 24-hour security and landscaped communal areas. Residents have access to several outdoor swimming pools as well as an indoor heated pool, allowing swimming and exercise throughout the year. A private gym and paddle tennis facilities add further sporting options within the development itself, making the community particularly practical for both permanent residents and second-home owners. Atalaya combines established residential developments and detached villas with convenient access to everyday amenities and the coastline. Shops, cafés and a pharmacy can be reached nearby, while Atalaya International School provides an important advantage for families considering the penthouse as a permanent residence. The surrounding area has developed into a well-connected residential district while retaining a quieter atmosphere than the busier coastal centres. Golf is an important part of the local lifestyle. Atalaya Golf & Country Club is one of the closest established clubs, while El Paraíso Golf Club and Real Club de Golf Guadalmina provide further options within convenient driving distance. The beaches, restaurants and commercial areas around Guadalmina and San Pedro de Alcántara are also easily accessible, allowing residents to combine a quieter residential setting with convenient access to the coast. Road connections are straightforward via the nearby A-7, providing direct access towards Guadalmina, San Pedro de Alcántara and other destinations along the Costa del Sol. Local transport services operate along the principal coastal routes, although a private vehicle remains the most convenient option for exploring the wider area. The two private garage spaces included with the penthouse are therefore a particularly useful addition. This penthouse stands apart through the depth and consistency of its renovation rather than relying solely on decorative finishes. Bespoke joinery, Marazzi surfaces, premium Siemens and Bosch appliances, carefully specified bathrooms and a fully equipped rooftop solarium create a home where design is matched by functionality. Combined with three bedrooms arranged conveniently on one level, two garage spaces, private storage and the extensive leisure facilities of Gazules del Sol, this renovated penthouse for sale in Atalaya is particularly well suited as a sophisticated permanent residence or a turnkey second home with exceptional private outdoor living space.

Расположение
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Рядом с городом
- ✔ Близко к школам

ОРИЕНТАЦИЯ
- ✔ на юг

Состояние
- ✔ Недавно отремонтированная

бассейн
- ✔ Коммунальный бассейн
- ✔ Внутренний Бассейн
- ✔ бассейн с подогревом

Климат-контроль
- ✔ Кондиционер

ВИД
- ✔ Вид на море
- ✔ Вид на горы
- ✔ Страна Просмотров
- ✔ Панорамы
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

Особенности
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Солярий
- ✔ WiFi
- ✔ Тренажерный зал
- ✔ Падлл теннис
- ✔ Кладовка
- ✔ Подсобное помещение
- ✔ Барбекю
- ✔ Двойные стеклопакеты

Мебель
- ✔ Полностью меблированный

Кухня
- ✔ Кухня-Зал

Сад
- ✔ Общий сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Домофон
- ✔ Охрана 24 часа

Парковка
- ✔ Несколько парковки
- ✔ Частная парковка