



## Middle Floor Apartment for sale in Atalaya, Estepona

949.000 €

Referencia: R4969435    Dormitorios: 3    Baños: 2    Construido: 235m<sup>2</sup>





## Costa del Sol, Atalaya

Discover this exceptional 189m<sup>2</sup> apartment located on the second floor of the sought-after residential complex Cataleya Phase II, situated in Estepona's prestigious New Golden Mile. This corner unit offers enhanced privacy and panoramic views, just steps away from the renowned Atalaya golf course and only a short drive to Guadalmina beach and Puerto Banus.

Highlights of the apartment:\*\* \*\*Special features of the apartment:\*\*

This brand new, modern apartment features a spacious open plan design with top quality finishes throughout. The bright and spacious living-dining room flows seamlessly into the fully equipped kitchen, ideal for both everyday living and entertaining guests. Enjoy a fantastic private corner terrace that extends your living space to the outdoors, accessible from the living room through double glazed doors. It is the perfect place to dine al fresco, relax or simply enjoy the Mediterranean sun.

The apartment has three spacious bedrooms, including a master suite with en-suite bathroom, and a modern family bathroom. For added convenience, the property has a private laundry room with washer and dryer.

Additional features:\*\* \*\* \*\*Corner unit on the second floor

- Second floor corner unit:\*\* Offers more natural light, privacy and panoramic views.
- \*\*Parking space and storage room:\*\* Includes a parking space and private storage room for maximum convenience.

\*\*Resort-style amenities:\*\*

Enjoy world-class facilities within this private residential complex, which sprawls over 27,000 m<sup>2</sup> of landscaped gardens. Two impressive swimming pools await you: a spacious 450 m<sup>2</sup> outdoor pool with beach-style entry and a heated indoor pool for year-round enjoyment. The complex also features 24/7 security and concierge services, ensuring peace of mind.

\*\*Unbeatable location.

Located just steps away from the Atalaya golf course and its social club, with other renowned golf courses such as La Quinta, Los Arqueros and Villa Padierna nearby. In addition, you are minutes away from the beach, exclusive beach clubs, high-end restaurants and the vibrant shopping and entertainment area of Puerto Banus.

\*\*Ideal distribution

- Bedroom 1:\*\* Spacious and bright, with built-in closet and en-suite bathroom with shower.
- Bedroom 2:\*\* Quiet and serene, with views to the garden and built-in closet.
- Bedroom 3:\*\* Cozy and comfortable, with built-in closet.
- Bathroom 1:\*\* Elegant en-suite bathroom with walk-in shower, sink and toilet in the master bedroom.
- Bathroom 2:\*\* Modern family bathroom with bathtub, fixed shower, washbasin and toilet.

Whether you are a golf lover, a beach fanatic or simply looking for a luxurious lifestyle on the Costa del Sol, this apartment offers everything you need for a perfect Mediterranean getaway.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Cerca de Transporte  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
24 Horas Recepción  
Armarios Empotrados  
WiFi  
Gimnasio  
Lavadero  
Fibra óptica  
Access for people with reduced mobility

### Vistas

Vistas a Montaña  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Golf

### Piscina

Piscina Comunitaria  
Con Calefacción  
Piscina Cubierta

### Jardín

Jardín Comunitario

### Servicios Públicos

Electricidad  
Teléfono

### Orientación

Oeste

### Posición

Cerca de Golf  
Urbanización  
Cerca de Tiendas  
Cerca de Colegios

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Alarma  
Persianas Eléctricas

### Categoría

Casas de vacaciones  
Inversion  
Golf  
Reventa

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Baño

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Parking Subterráneo  
Garaje  
Parking Comunitario