



# Apartment mit mittlerer Etage zum Verkauf in Atalaya, Estepona

423.000 €

Referenz: R5306662 Schlafzimmer: 2 Badezimmer: 2 Garten: 105m<sup>2</sup> Terrasse: 25m<sup>2</sup>





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## Costa del Sol, Atalaya

With a valid tourist licence!

Bright South-Facing 3rd-Floor Apartment with Tourist Licence in Nueva Atalaya, Estepona – Ideal Investment on the New Golden Mile

Step into this magnificent south-facing apartment on the 3rd floor of a well-maintained building in the peaceful and established Nueva Atalaya residential area – a highly sought-after enclave on Estepona's New Golden Mile. Surrounded by lush greenery and just minutes from golden beaches, championship golf courses, and the vibrant centres of Estepona and Marbella, this location offers the perfect balance of tranquillity and convenience. Supermarkets, restaurants, pharmacies, and beach clubs are all within easy walking distance, while Puerto Banús is only 10-12 minutes away by car and Málaga Airport 50 minutes.

Spanning 105 m<sup>2</sup> built (95 m<sup>2</sup> useful), this bright and welcoming home features a spacious open-plan living-dining room with large sliding glass doors opening onto a sunny terrace – perfect for breakfast with morning sun or evening relaxation. The generous main bedroom includes a private en-suite bathroom, while the second bedroom is equally spacious with built-in wardrobes. A second bathroom doubles as a guest toilet. The fully equipped kitchen completes the practical layout. Additional highlights include air conditioning, built-in wardrobes throughout, and a private parking space included in the price.

The gated community boasts beautiful, well-maintained communal gardens, a large swimming pool, and a separate children's pool – ideal for families or relaxed living. With a valid tourist licence, &nbsp;this &nbsp;turnkey &nbsp;apartment &nbsp;is &nbsp;perfect &nbsp;as a permanent &nbsp;home, holiday residence, or high-yield investment &nbsp;property.

Priced at €423,000 &nbsp;- &nbsp;an excellent &nbsp;opportunity in &nbsp;one &nbsp;of &nbsp;Estepona's &nbsp;most &nbsp;desirable &nbsp;residential &nbsp;zones.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum  
Glasfaser  
Zugang für Menschen mit reduzierter

Mobilität

### Ansichten

Meer  
Garten  
Pool  
Hof

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft

### Orientierung

Süden

### Einstellung

Gewerbegebiet  
In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Optional

### Sicherheit

Gated Complex  
Alarmanlage

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt