



# Stadthaus zum Verkauf in Estepona, Estepona

1.250.000 €

Referenz: R5333266 Schlafzimmer: 3 Badezimmer: 4 Garten: 318m<sup>2</sup>





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## Costa del Sol, Estepona

Magnificent high-end semi-detached villa located in the Serene Atalaya development, Estepona, Málaga, set within one of the most prestigious and sought-after residential areas of the Costa del Sol. The New Golden Mile has established itself as a benchmark location thanks to its exclusivity, tranquility, and outstanding urban planning, combining modern contemporary developments with a carefully integrated natural environment.

The area stands out for its proximity to the sea, renowned golf courses, exclusive beach clubs, fine-dining restaurants, and luxury hotels, as well as its excellent connections to Estepona, Marbella, and Puerto Banús. All of this within a secure, private setting surrounded by green areas, offering a sophisticated and comfortable lifestyle, ideal both as a primary residence or a second home in one of the most valued locations along the Mediterranean coast.

### Surface Areas

Total Built Area: 181.87 m<sup>2</sup>

Outdoor Usable Area: 298.46 m<sup>2</sup>

Plot Size: 318.73 m<sup>2</sup>

Interior Usable Area: 154.97 m<sup>2</sup>

Built Area of the House: 200.06 m<sup>2</sup>

Solarium Area: 44.47 m<sup>2</sup>

### Layout and Living Areas

Living-dining room with integrated kitchen

Pantry

Laundry room

Sleeping Area

3 bedrooms, one of them en-suite

Walk-in wardrobe

Lower Ground Floor (-1 level)

(with English patio and excellent natural light)

Open and versatile space with the possibility of being used as:



Wine cellar

Large suite

Two additional bedrooms

Gym

Cinema room

Living room / lounge

Bathrooms

3 full bathrooms

1 guest toilet

Outdoor Spaces

Covered terraces

Open terraces

Private gardens

Private parking with capacity for 2 vehicles

There is also the possibility of building a private swimming pool at an additional cost.

Retail, a leading specialist in luxury properties.

We offer a selection of exclusive homes in the most prestigious locations across Spain.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Private Terrasse  
Satellitenfernsehen  
Lagerraum  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Solarium  
W-lan  
Fitnessstudio

Keller

Glasfaser

### Ansichten

Berg  
Garten  
Pool  
Golf

### Pool

Zimmer für den Pool

### Garten

Privat

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Gas

### Orientierung

West

### Einstellung

Gewerbegebiet  
Strand  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Stadt  
Hafen

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Eingabetelefon

### Kategorie

Investition  
Luxus

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kalte a/c  
Heiße A/C.  
Zentralheizung  
U/f/h Badezimmer

### Zustand

Exzellent  
Neubau

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat