



## Geschakelde Woning te koop in Estepona, Estepona

1.250.000 €

Referentie: R5333266 Slaapkamers: 3 Badkamers: 4 Perceelgrootte: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
Zonbank  
WiFi  
Sportschool  
Kelder  
Optische vezel

### Uitzicht

Mountain Bekeken  
Garden Views  
Pool Bekeken  
Golf Bekeken

### Zwembad

Kamer voor zwembad

### Tuin

private Garden

### Voorzieningen

Elektriciteit  
Drinkwater  
Gas

### Zonorientatie

West

### Ligging

Commerciële omgeving  
Dicht bij strand  
Dichtbij haven  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Stad  
Haven

### Meubilering

Ongemeubileerd

### Beveiliging

Omheind complex  
24 -uurs beveiliging  
Alarmsysteem  
Deurbel met intercom

### Categorie

Investering  
Luxe

### Klimaatbeheersing

Airconditioning  
Vooraf geïnstalleerde A/C  
Koude A/C  
Warme A/C  
Centrale verwarming  
Vloerverwarming Badkamers

### Huidige Staat

Uitstekende conditie  
Nieuwbouw

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking