



## Ático en venta en Estepona, Estepona

385.000 €

Referencia: R5336869    Dormitorios: 2    Baños: 2    Construido: 135m<sup>2</sup>





## Costa del Sol, Estepona

### Penthouse Living with Sea Views & Solarium | Atalaya Green Mar, Estepona

Imagine waking up in a bright penthouse, enjoying open views, afternoon sun, and the relaxed rhythm of life on the Costa del Sol. This 2-bedroom penthouse in the gated community of Atalaya Green Mar, Estepona offers exactly that a comfortable Mediterranean lifestyle in a location where everything is within easy reach.

Set within a well-established, secure, and beautifully maintained gated community, the property enjoys a prime position with walking distance to shops, restaurants, and daily services, excellent access to main roads, and the beach just a short drive away.

Inside, the apartment offers a spacious and well-balanced layout, designed for comfortable living. The bright living-dining room opens directly onto a west-facing terrace, where you can relax, dine, and enjoy views over the gardens, swimming pool, and the sea, especially beautiful at sunset.

From the terrace, a staircase leads to a generous private solarium with panoramic views a perfect space to enjoy the sun all day, host gatherings with friends, or simply unwind. Part of the solarium is already covered, offering shade and versatility throughout the year.

The property features two bright bedrooms, including a master bedroom with en-suite bathroom, both with large fitted wardrobes. The two bathrooms have been recently renovated, and the spacious kitchen has also been fully renovated, offering a modern and functional space with lovely mountain and green views.

Additional features include central air conditioning (hot & cold) and a covered underground parking space.

Atalaya Green Mar community provides a peaceful, private, and friendly environment, with beautifully landscaped gardens, a large communal swimming pool, and a separate children's pool, making it ideal for families, residents, and holiday use alike.

Whether you are looking for a comfortable permanent home, a holiday retreat, or a smart and profitable investment, this penthouse represents an excellent opportunity in one of Estepona's most convenient residential areas.

Contact us today to arrange a viewing and experience this special property for yourself.

The price includes agency fees and the corresponding VAT (payable by the seller). It does not include buyer's costs: Transfer Tax (general rate of 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), Notary fees, Land Registry fees, and administrative (gestoría) fees.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. NG1.



## Características:

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Ascensor

Suelos de Mármol

Solario

Suelo de Madera

### Vistas

Vistas al Mar

### Orientación

Oeste

### Piscina

Piscina Comunitaria

### Climatización

Calefacción Central.

### Muebles

Sin Amueblar