

**Sales - House - Atalaya**  
**299.950€**

**www.arbatstates.com**  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
**info@arbatstates.com**



**Ref.-ID: R4888486**

**Atalaya**

**House**

**Community: 2,004 EUR / year**

**IBI: 425 EUR / year**

**Rubbish: 128 EUR / year**



**2**



**3**



**119 m2**

A lovely, cosy 2 bed, 3 bath townhouse in a small community of only 12 townhouses in Monte Biarritz. The property has 2 off road parking spaces directly outside the property, which are currently open, but could be covered, if required. On the ground floor of the property there is a spacious lounge/dining area, kitchen, shower room with WC and storage area under the stairs. The lounge leads directly to a terrace which has space for a table and 4 chairs, or a couple of sun loungers, from which there are stairs down to a huge community garden, where the community pool is located. There are glass curtains (and also an electric persiana) from the lounge to the covered terrace and also glass curtains from the covered terrace to the outside terrace. There's a basement underneath the terrace with lots of storage space. On the 1st floor of the property there's a guest bedroom which currently has 1 single bed, but there is space for twin beds or a double bed. The guest bedroom has access to its own bathroom and across the landing is the spacious master bedroom, which has a recently modernised en-suite bathroom with large walk-in shower, vanity unit and WC. The master bedroom has recently installed UPVC sliding doors, with electric Persianas, which leads out to a terrace, where there's space for a small table and 2 chairs. The community is very conveniently located, with easy access to the Benahavis Road and close to the Benahavis junction for easy access to A7 coastal highway, with Estepona and the world famous Puerto Banus each within around 15 mins drive to the West and East respectively. The nearest beach is approx. 5 mins drive and the beautiful mountain village of Benahavis is only 10 mins drive away. Malaga and Gibraltar airports are approx. 45-50 mins drive in either direction. Townhouse, Atalaya, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 119 m<sup>2</sup>, Terrace 10 m<sup>2</sup>. Setting : Close To Golf, Urbanisation. Orientation : East. Condition : Good. Pool : Communal. Climate Control : Pre Installed A/C, Fireplace. Views : Mountain, Garden, Pool. Features : Covered Terrace, Fitted Wardrobes, Private Terrace, Storage Room, Ensuite Bathroom. Furniture : Optional. Kitchen : Fully Fitted. Garden : Communal. Security : Electric Blinds, Alarm System. Parking : Communal. Utilities : Electricity, Drinkable Water, Telephone. Category : Resale.

<b>Setting</b> ✓ Close To Golf ✓ Urbanisation	<b>Orientation</b> ✓ East	<b>Condition</b> ✓ Good	<b>Pool</b> ✓ Communal	<b>Climate Control</b> ✓ Pre Installed A/C ✓ Fireplace	<b>Views</b> ✓ Mountain ✓ Garden ✓ Pool
<b>Features</b> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Private Terrace ✓ Storage Room ✓ Ensuite Bathroom	<b>Furniture</b> ✓ Optional	<b>Kitchen</b> ✓ Fully Fitted	<b>Garden</b> ✓ Communal	<b>Security</b> ✓ Electric Blinds ✓ Alarm System	<b>Parking</b> ✓ Communal
<b>Utilities</b> ✓ Electricity ✓ Drinkable Water ✓ Telephone	<b>Category</b> ✓ Resale				