

**Sales - Apartment - Atalaya**  
**690.000€**

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**Ref.-ID: R4968769**

**Atalaya**

**Apartment**

**Community: 4,800 EUR / year IBI: 718 EUR / year**

**Rubbish: 141 EUR / year**



**2**



**2**



**182 m2**



**65 m2**

**EXCLUSIVE APARTMENT IN CATALEYA, ATALAYA-ESTEPONA** This modern and luxurious new development stands out for its exceptional quality and contemporary design. Located in the heart of the Costa del Sol, this property offers an unrivalled lifestyle in one of the most exclusive areas of Andalucía. This elegant ground floor apartment has a total surface area of 182 m<sup>2</sup>, distributed over 93 m<sup>2</sup> of interior space, a covered terrace of 54 m<sup>2</sup>, another uncovered terrace of 28 m<sup>2</sup> and a private garden of 65 m<sup>2</sup>, ideal for enjoying the outdoors in an environment of privacy and comfort. The open concept design perfectly integrates the living room, dining room and kitchen, equipped with high-end appliances and furniture from the prestigious Porcelanosa brand. One of the great attractions of this apartment are its spacious terraces, accessible from the living room and both bedrooms, which allow plenty of natural light to enter and create a warm and welcoming atmosphere. The private garden, for the exclusive use of the apartment but maintained by the urbanisation, offers a natural space ideal for relaxing or entertaining guests. The property has two spacious bedrooms and two bathrooms, including a master suite with dressing room and private bathroom. The high quality finishings and large windows guarantee brightness throughout the day, enhancing the feeling of spaciousness and comfort. The apartment is fully furnished with designer furniture and ready to move in. It has hot and cold air conditioning with Air Zone system with individualised digital thermostat and Aero-thermal system for energy saving. Cataleya offers an exclusive lifestyle, with lush landscaped gardens and a spectacular heated salt water swimming pool, which can be enjoyed all year round. In addition, there is a concierge service, 24-hour security and individual alarm system ensuring a safe and tranquil environment. The property includes two underground parking spaces and a large storage room. Its location is unbeatable: next to the prestigious Atalaya Golf Course and just a few minutes' drive from the most emblematic destinations in the region. Just five minutes from Puerto Banús, the most luxurious marina in Europe, and two minutes from the Guadalmina Commercial Centre, with supermarkets, restaurants, banks and various services. In addition, the stunning beaches of Guadalmina are just five minutes away. For golf lovers, the location is ideal. The property is next to the Club House of Atalaya Golf Course and just minutes away from other prestigious courses such as La Quinta, Los Arqueros, El Higueral, El Paraiso, Villa Padierna and Guadalmina Golf. It is also close to exclusive beach clubs, renowned schools and a varied selection of restaurants and shops. This exclusive complex is synonymous with luxury, privileged location and proximity to the most important golf courses in the region. Its setting on the Costa del Sol combines the tranquillity of natural surroundings with easy access to vibrant Marbella and exclusive Puerto Banús. Whether you are looking for a sophisticated residence, a second home or a high yielding investment (6%-8% per annum in short and long term rentals), this flat in Cataleya is the perfect choice. Don't miss the opportunity to turn this dream property into your new home.

**Setting**

- ✓ Commercial Area
- ✓ Close To Schools
- ✓ Urbanisation

**Orientation**

- ✓ South

**Condition**

- ✓ Excellent

**Pool**

- ✓ Communal
- ✓ Heated

**Climate Control**

- ✓ Central Heating

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Panoramic
- ✓ Garden

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ WiFi
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced

mobility

- ✓ Double Glazing
- ✓ Domotics
- ✓ 24 Hour Reception
- ✓ Restaurant On Site
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Furniture**

- ✓ Fully Furnished

**Kitchen**

- ✓ Fully Fitted
- ✓ Kitchen-Lounge

**Garden**

- ✓ Communal

**Security**

- ✓ Gated Complex
- ✓ 24 Hour Security

**Parking**

- ✓ Underground
- ✓ Covered
- ✓ More Than One

**Category**

- ✓ Golf
- ✓ Investment
- ✓ Luxury
- ✓ Contemporary