EK
ARBAT ESTATES

Продажа - Апартамент - Atalaya

949.000€

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Ref.-ID: R4969435 | **Atalaya** | **Апартамент**

Коммунальные: 4,800 EUR / год | **ИБИ: 650 EUR / год** | **3** | **2** | **235 m2**

Discover this exceptional 189m² apartment located on the second floor of the sought-after residential complex Cataleya Phase II, situated in Estepona's prestigious New Golden Mile. This corner unit offers enhanced privacy and panoramic views, just steps away from the renowned Atalaya golf course and only a short drive to Guadalmina beach and Puerto Banus. Highlights of the apartment:** **Special features of the apartment:** This brand new, modern apartment features a spacious open plan design with top quality finishes throughout. The bright and spacious living-dining room flows seamlessly into the fully equipped kitchen, ideal for both everyday living and entertaining guests. Enjoy a fantastic private corner terrace that extends your living space to the outdoors, accessible from the living room through double glazed doors. It is the perfect place to dine al fresco, relax or simply enjoy the Mediterranean sun. The apartment has three spacious bedrooms, including a master suite with en-suite bathroom, and a modern family bathroom. For added convenience, the property has a private laundry room with washer and dryer. Additional features:** ** **Corner unit on the second floor - Second floor corner unit:** Offers more natural light, privacy and panoramic views. - **Parking space and storage room:** Includes a parking space and private storage room for maximum convenience. **Resort-style amenities:** Enjoy world-class facilities within this private residential complex, which sprawls over 27,000 m² of landscaped gardens. Two impressive swimming pools await you: a spacious 450 m² outdoor pool with beach-style entry and a heated indoor pool for year-round enjoyment. The complex also features 24/7 security and concierge services, ensuring peace of mind. **Unbeatable location. Located just steps away from the Atalaya golf course and its social club, with other renowned golf courses such as La Quinta, Los Arqueros and Villa Padierna nearby. In addition, you are minutes away from the beach, exclusive beach clubs, high-end restaurants and the vibrant shopping and entertainment area of Puerto Banus. **Ideal distribution - Bedroom 1:** Spacious and bright, with built-in closet and en-suite bathroom with shower. - Bedroom 2:** Quiet and serene, with views to the garden and built-in closet. - Bedroom 3:** Cozy and comfortable, with built-in closet. - Bathroom 1:** Elegant en-suite bathroom with walk-in shower, sink and toilet in the master bedroom. - Bathroom 2:** Modern family bathroom with bathtub, fixed shower, washbasin and toilet. Whether you are a golf lover, a beach fanatic or simply looking for a luxurious lifestyle on the Costa del Sol, this apartment offers everything you need for a perfect Mediterranean getaway.

Расположение
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Близко к школам
- ✔ Урбанизация

ОРИЕНТАЦИЯ
- ✔ Запад

Состояние
- ✔ Отличное

бассейн
- ✔ Общий
- ✔ Закрытый
- ✔ С подогревом

Климат-контроль
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Полы с подогревом в ванной

ВИД
- ✔ Горы
- ✔ Гольф
- ✔ Сад
- ✔ Бассейн

Особенности
- ✔ Крытая терраса
- ✔ Лифт
- ✔ Встроенные шкафы
- ✔ Рядом с транспортом
- ✔ WiFi
- ✔ Тренажерный зал
- ✔ Кладовка
- ✔ Подсобное помещение
- ✔ Ванная комната
- ✔ Доступ для инвалидов
- ✔ Двойные стеклопакеты
- ✔ Круглосуточная ресепшн
- ✔ Оптическое волокно

Мебель
- ✔ Полностью меблированный

Кухня
- ✔ Полностью оборудованная

Сад
- ✔ Общественный

меры безопасности
- ✔ Огражденный комплекс
- ✔ Электрические жалюзи
- ✔ Сигнализация
- ✔ Охрана 24 часа

Парковка
- ✔ Подземная
- ✔ Гараж
- ✔ Общая

Коммунальные услуги
- ✔ Электричество
- ✔ Телефон

Категория
- ✔ Гольф
- ✔ Дома для отдыха
- ✔ Инвестиции
- ✔ Перепродажа