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ATALAYA

from 1,950,000 €

REFERENCE R4014661

Villa Dunas: A Sanctuary of Modern Luxury Bordering Nature in Monte Biarritz, Nueva Atalaya, Southern Spain

6	6	412 m²	645 m²	65 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to Villa Dunas, an exquisite property nestled in the prestigious Monte Biarritz, Nueva Atalaya – a truly coveted address in the heart of Southern Spain's magnificent Costa del Sol. For discerning clients seeking a harmonious blend of tranquility, privacy, and family-centric living, all whilst being intimately connected to nature and minutes from vibrant amenities, Villa Dunas presents an unparalleled opportunity. This exceptional residence perfectly embodies the dream of luxury living in a privileged environment, offering a serene escape that is still incredibly well-connected to everything this world-renowned region has to offer.

The enchanting area of Monte Biarritz provides an idyllic backdrop for Villa Dunas, strategically positioned to offer excellent connectivity. Within a mere fifteen-minute radius, you can effortlessly reach the charming gastronomic village of Benahavís, the bustling town of San Pedro Alcántara, the vibrant coastal city of Estepona, the iconic luxury marina of Puerto Banús, and the cosmopolitan hub of Marbella. This prime location ensures that while you enjoy the peace of your private sanctuary, you are never far from world-class golf courses, pristine beaches, high-end shopping centers, gourmet restaurants, and international schools – all conveniently accessible within just five minutes' drive from your doorstep. Atalaya's appeal lies in its perfect balance: an exclusive, green residential area that acts as a gateway to the best of the Costa del Sol.

Villa Dunas stands as a testament to contemporary architectural brilliance. Its striking design embraces clean lines, expansive spaces, and a profound appreciation for natural light, creating interiors that feel both sophisticated and welcoming. This thoughtful approach ensures the villa seamlessly integrates into the modernizing landscape of the neighborhood while respecting and drawing inspiration from its verdant surroundings. Every element of its design has been curated to maximize comfort, aesthetic appeal, and functionality, delivering a living experience that is both luxurious and effortlessly enjoyable.

Stepping inside Villa Dunas, the **ground floor** immediately impresses with its magnificent open-plan living, dining, and kitchen area. Designed for seamless entertaining and daily comfort, this expansive space extends effortlessly onto exquisite outdoor terraces, blurring the lines between indoor and outdoor living. This level also features a convenient guest bathroom, a practical small storage room, and a beautifully appointed en-suite guest bedroom complete with its own private terrace, offering a secluded retreat for visitors.

Ascending to the **first floor**, privacy and luxury continue to define the space. Here, you will find the opulent master bedroom suite, boasting generous proportions and a sprawling private terrace – a perfect sanctuary for relaxation. The floor is completed by a second elegantly designed guest bedroom, featuring its own private bathroom and a charming balcony, ideal for enjoying the tranquil mornings or evenings.

The journey culminates on the impressive **roof floor**, where a spacious solarium area awaits. This elevated haven is ideal for sunbathing, entertaining, or simply unwinding under the Spanish sky, further enhanced by the pre-installation for a built-in Jacuzzi. From this vantage point, residents can enjoy captivating partial sea views, adding an extra layer of allure to this stunning property.

The carefully designed **basement level** extends the villa's functionality and luxury offerings. It hosts a comfortable third guest bedroom, ingeniously designed with a small natural light window to ensure a pleasant ambiance. This versatile space also encompasses a dedicated gym area and a state-of-the-art cinema room, providing private amenities for health, wellness, and entertainment. A practical storage room completes this lower level, ensuring all your needs are met with utmost convenience.

The commitment to superior quality is evident in every detail of Villa Dunas. The interior spaces have been meticulously planned to offer unparalleled comfort and enduring quality to its homeowners. A primary focus has been placed on utilizing the renowned innovative design, cutting-edge technology, and the unbeatable quality of "Porcelanosa" materials. As a major reference in both the Spanish and International markets, Porcelanosa represents the pinnacle of sophistication and durability, ensuring that every surface, fixture, and finish in Villa Dunas exudes refined elegance and stands the test of time.

The kitchen, a true heart of any luxury home, is outfitted with premium "Bosch" appliances. Not only do these sophisticated units integrate seamlessly with the contemporary kitchen design, but their exceptional performance and unwavering reliability also perfectly complement the daily routines of modern living. We have carefully selected Bosch for its advanced features and intuitive functions, designed to make every culinary endeavor and household task more effortless and enjoyable, reflecting the

villa's overall dedication to high standards.

Even in a region blessed with one of the world's finest climates, moments of chill can occur during winter months. Villa Dunas addresses this with an advanced underfloor heating system installed throughout the entire ground floor and first floor. This intelligent solution creates an effortlessly cozy, barefoot winter feeling, transforming the cooler days into experiences of warmth and comfort. This commitment to ultimate climate control is an undeniable modern luxury extra, enhancing the new style home with year-round comfort and sophistication.

Recognizing that a vehicle is often a cherished possession, providing secure and elegant parking was paramount in the design of Villa Dunas. Therefore, a thoughtfully designed carport for two cars has been incorporated as the primary parking solution. This carport not only offers robust protection for vehicles but is also conceived as a beautiful and unobtrusive addition to the property’s overall aesthetic, blending seamlessly with its contemporary design and enhancing curb appeal without compromising security or convenience.

Details

Reference	R4014661	Property Type	Villa
Status	Sale	Price	from 1,950,000 €
Bedrooms	6	Bathrooms	6
Build size	412 m²	Plot Size	645 m²
Terrace	65 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Sea views, Private garden, Parking, Investment

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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