

ATALAYA

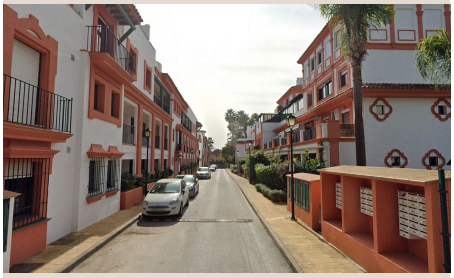
252,000 €

REFERENCE R4882333

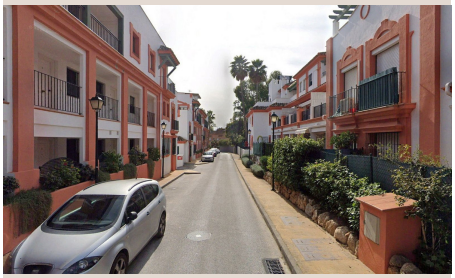
Exclusive Investment Opportunity: Ground-Floor Apartment with Immediate Returns in Atalaya, Estepona

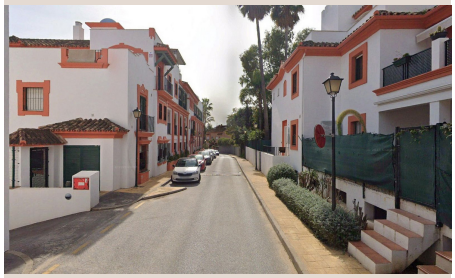
3	1	115 m²
BEDROOMS	BATHROOMS	BUILT













Description

Luxury Realty is proud to present an unparalleled investment prospect on the prestigious Costa del Sol: a meticulously located ground-floor apartment offering an immediate income stream. This property stands as a prime example of a profitable asset, already generating financial returns for its owner through an established rental agreement. For discerning investors seeking a secure and hassle-free addition to their portfolio, this offering represents a strategic acquisition in one of Southern Spain's most sought-after regions.

Strategically situated within the highly regarded Luna Blanca Golf Residential Complex, nestled within the tranquil and impeccably maintained Monte Biarritz development in the vibrant municipality of Estepona, this apartment combines comfort with convenience. While internal viewings are not currently possible due to the existing tenancy, and photographs may not fully reflect the property's present condition, the inherent value lies in its established rental status and exceptional location.

The apartment boasts a generous usable area of 82.04 m², intelligently distributed across three well-appointed bedrooms and one bathroom, ensuring a comfortable and highly functional layout perfectly suited for everyday living or holiday rentals. The design emphasizes practical use of space, maximizing comfort and efficiency, making it an attractive option for tenants and a consistent source of income for the investor.

Further enhancing its appeal, the property features a delightful 14.52 m² private terrace. This inviting outdoor space provides an ideal setting for relaxation, al fresco dining, or simply enjoying the idyllic Mediterranean climate that defines the Costa del Sol. Beyond the private terrace, residents also benefit from the exclusive use of an additional 15.02 m² of communal garden area directly accessible from the property, effectively extending the outdoor living space and offering a serene green oasis.

According to official Land Registry records, the property commands a total constructed area of 115 m², which includes its proportional share of the building's robust common areas. This robust construction and thoughtful allocation of space underscore the quality and enduring value of the asset.

The location of this apartment is paramount to its investment allure. Atalaya, a coveted area within Estepona, is synonymous with sophisticated living and exceptional connectivity. Positioned on the picturesque Costa del Sol, this vibrant stretch of Southern Spain is renowned globally for its luxurious lifestyle, world-class golf courses, pristine beaches, and sun-drenched climate. Estepona itself has transformed into a beacon of high-end tourism and residential development, balancing its traditional Andalusian charm with modern amenities and infrastructure.

The Luna Blanca Golf Residential Complex is known for its serene environment and excellent facilities, ensuring a high quality of life for residents and a desirable destination for renters. The complex benefits from communal amenities that elevate the living experience, including a refreshing communal swimming pool, perfect for leisure and relaxation under the Spanish sun. Security is a priority, with the complex featuring a gated entrance and entry phone system, providing peace of mind for all occupants.

The strategic position of Atalaya means residents are just a stone's throw from a plethora of championship golf courses, such as Atalaya Golf & Country Club and El Paraíso Golf, attracting a continuous stream of golf enthusiasts. Beyond golf, the property is enviably close to the azure waters of the Mediterranean Sea, with pristine beaches just a few minutes' drive away, offering endless opportunities for sunbathing, watersports, and beachfront dining. The vibrant town centers of Estepona and the glamorous Puerto Banús, with their exquisite dining, upscale boutiques, and lively nightlife, are also within easy reach, providing an unparalleled blend of tranquility and excitement.

Accessibility is another key advantage. The area is well-served by major road networks, ensuring seamless connections to Marbella, Malaga International Airport, and other significant points of interest along the coast. Essential utilities such as electricity, drinkable water, and telephone services are all reliably connected, ensuring a comfortable and convenient living experience. The property's south-facing orientation guarantees abundant natural light throughout the day, enhancing the overall ambiance.

This is an exceptional opportunity for savvy investors to acquire a high-yielding asset in a premium residential area. The established tenancy provides an immediate and consistent return on investment, mitigating the typical vacancy risks associated with property acquisition. The robust rental market in Atalaya, driven by strong demand from both holidaymakers and long-term

residents, further solidifies its appeal as a wise financial decision.

Considering its prime location, functional layout, desirable outdoor spaces, and the inherent stability of an existing rental income, this property is categorized not merely as a home but as a significant investment vehicle. It presents an ideal option for those looking for a holiday home that pays for itself, a strategic addition to an investment portfolio, or a long-term asset in a location with proven capital appreciation potential. Do not let this unique chance slip by to secure a valuable income-generating property in one of Estepona's most desirable and rapidly appreciating areas.

Details

Reference	R4882333	Property Type	Apartment
Status	Sale	Price	252,000 €
Bedrooms	3	Bathrooms	1
Build size	115 m²	Plot Size	–
Terrace	–	Parking places	by request

Features

Pool, Lift, Private garden, Beachfront, Holiday Home, Investment