

ATALAYA

from 695,000 €

REFERENCE R5074180

Exclusive West-Facing Semi-Detached Villa in Atalaya, Southern Spain

3	112 m²	44 m²
BEDROOMS	BUILT	TERRACE











Description

Welcome to an exceptional opportunity to acquire a brand-new semi-detached villa, perfectly situated in the highly sought-after area of Atalaya, one of the most prestigious enclaves in Southern Spain. This stunning property, offered by Luxury Realty, embodies the pinnacle of modern design, comfort, and sustainable living, making it an ideal choice for discerning buyers seeking a sophisticated lifestyle on the sun-drenched Costa del Sol.

Nestled in a prime location, this villa boasts an enviable position immediately adjacent to the renowned Atalaya Golf Course, offering not just proximity but an immersive experience within a golfer's paradise. Its strategic placement ensures effortless access to both the Atalaya Golf & Country Club and the esteemed El Paraiso Golf Club, providing unparalleled leisure opportunities for enthusiasts. The vibrant coastal lifestyle beckons, with beautiful beaches just a short drive away, while the charming local villages and bustling towns of Marbella, Puerto Banús, and Estepona are all within easy reach, offering an exquisite blend of fine dining, luxury boutiques, and cultural experiences.

The villa itself is a testament to contemporary architectural excellence and thoughtful design. With a desirable west-facing orientation, the property is bathed in glorious natural light throughout the afternoon and evening, ensuring breathtaking sunsets from the comfort of your home. Upon arrival, a private plot welcomes you, featuring an allocated parking space that adds an invaluable layer of convenience and security, a highly coveted amenity in this exclusive region.

Step inside, and you are greeted by an expansive and intelligently designed living space. The main floor features a magnificent open-plan living and dining area, seamlessly integrated with a state-of-the-art kitchen. This harmonious flow creates an inviting atmosphere perfect for both grand entertaining and intimate family moments. The kitchen is outfitted with premium appliances and sleek finishes, promising an inspiring environment for culinary pursuits. Large, strategically placed windows and sliding glass doors ensure that this entire area is flooded with natural light, enhancing the sense of spaciousness and elegance. A conveniently located guest bathroom on this level adds to the functionality and comfort for residents and visitors alike.

From the main living area, the transition to the outdoors is effortless, leading to a generously proportioned, sunny terrace. This expansive outdoor haven provides an idyllic setting for al fresco dining, relaxation, and entertaining, all while offering captivating views of the surrounding picturesque countryside. It’s an extension of the indoor living space, designed to embrace the Mediterranean climate and allow you to fully savour the tranquil beauty of Atalaya.

Ascending to the upper level, the villa thoughtfully separates the private quarters. Here, you will discover the magnificent master bedroom, a sanctuary of comfort and luxury, complete with its own private ensuite bathroom – a true haven for relaxation. Additionally, another well-appointed bedroom shares a private terrace with the master, offering an intimate outdoor retreat for morning coffee or evening stargazing. A third spacious bedroom provides ample accommodation, sharing a beautifully finished bathroom with the second bedroom. Each room is designed with meticulous attention to detail, promising comfort and privacy for all occupants.

This villa is distinguished by its commitment to modern sustainability and energy efficiency. The entire property benefits from advanced aerothermal energy technology, powering both underfloor heating throughout the house and a highly efficient air-conditioning system. This 21st-century ecological solution not only significantly reduces energy consumption and running costs but also ensures optimal climate control and comfort year-round, reflecting a forward-thinking approach to luxury living. Further enhancing its quality, the villa features robust aluminium frame windows with double-glazed glass for superior insulation and soundproofing, complemented by exquisite porcelain floors that exude sophistication and are effortlessly maintained.

Adding to the allure of this exclusive community is a magnificent communal swimming pool, offering a serene oasis for relaxation and recreation. Surrounded by lush landscaping, it provides a perfect spot to unwind and soak up the Southern Spanish sun, fostering a sense of community while maintaining privacy.

The privileged location in Atalaya offers an unparalleled lifestyle. You are merely 2 kilometers from a vibrant array of restaurants and shops, ensuring all daily necessities and culinary desires are met with ease. The golden sandy beaches are just 4 kilometers away, inviting you to enjoy the Mediterranean Sea at a moment's notice. San Pedro de Alcántara, with its charming boulevards and traditional Spanish flair, is approximately 6 kilometers distant. Furthermore, the property boasts excellent connectivity, providing easy access to the cosmopolitan allure of Marbella town, the glamorous marina of Puerto Banús, the authentic charm of Estepona, and, of course, a multitude of world-class golf courses and diverse amenities that pepper this coveted stretch of coastline. This villa is more than a home; it's a gateway to the unparalleled luxury and vibrant lifestyle that defines Southern Spain.

Details

Reference	R5074180	Property Type	Villa
Status	Sale	Price	from 695,000 €
Bedrooms	3	Bathrooms	by request
Build size	112 m²	Plot Size	–
Terrace	44 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Heating, Mountain views, Private garden, Parking, Resale