+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ATALAYA

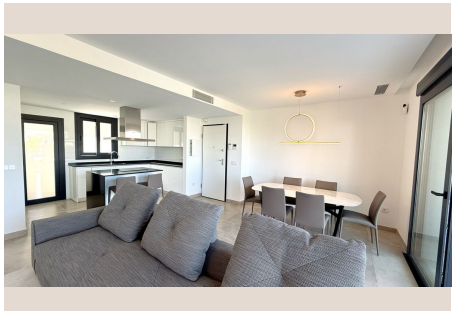
859,000 €

REFERENCE R5135356

# Exclusive Coastal Living: A Masterpiece of Modern Design in Atalaya, Costa del Sol

| 3 | 2 | 116 m² | 48 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Step into an unparalleled world of sophistication and comfort with this exquisite apartment, meticulously designed for the discerning individual. Nestled in the prestigious enclave of Atalaya, on the sun-drenched Costa del Sol in Southern Spain, this stunning property redefines modern luxury living. Situated within a meticulously secured, 24-hour gated community, it offers a harmonious blend of serene tranquility and unmatched convenience, with essential amenities and vibrant local life merely moments away. This is an exceptional opportunity to embrace the quintessential Mediterranean lifestyle, where every detail has been thoughtfully curated for supreme enjoyment and relaxation.

## The Residence: A Sanctuary of Contemporary Elegance

### Three Opulent Bedrooms & Two Designer Bathrooms

This magnificent apartment boasts three generously proportioned bedrooms, each a sanctuary of comfort and style. Every bedroom is thoughtfully designed with bespoke fitted wardrobes, ensuring ample storage and a seamless aesthetic that complements the contemporary design. The opulent master suite serves as a private retreat, featuring expansive space, abundant natural light, and its own lavish en-suite bathroom. Both bathrooms are testaments to modern luxury, outfitted with premium fixtures, expansive walk-in showers, sleek vanity units, and the ultimate indulgence: underfloor heating, providing comforting warmth and an unparalleled sense of well-being during cooler evenings. High-quality materials and a refined finish elevate these spaces into personal spas.

### Expansive Open-Plan Living & Dining Area

The heart of this magnificent home is its expansive open-plan living area, a testament to contemporary architectural design that prioritises light, space, and fluidity. Bathed in glorious natural light streaming through large windows and floor-to-ceiling glass doors, this beautifully curated space seamlessly integrates living, dining, and entertaining zones, fostering an atmosphere of effortless sophistication. The intelligent layout allows for versatile furniture arrangements, making it perfect for both intimate family moments and grand social gatherings. Premium finishes, elegant flooring, and a neutral palette create a canvas for personal expression, ensuring a sense of calm and luxury throughout.

### Spectacular 40 m² Private Terrace

An extraordinary extension of the indoor living space is the apartment's spectacular 40 m² private terrace. This magnificent outdoor haven is an idyllic spot for al fresco dining, serene relaxation, or hosting unforgettable gatherings under the Mediterranean sun or stars. With breathtaking vistas of the lush communal gardens and the sparkling swimming pools, this generous terrace provides the perfect backdrop for enjoying your morning coffee, unwinding with an evening cocktail, or simply soaking in the tranquil surroundings. It truly embodies the indoor-outdoor living experience that the Costa del Sol is famous for, offering privacy and a perpetual connection to the beautiful climate.

### State-of-the-Art Fully Fitted Kitchen

Culinary enthusiasts will delight in the state-of-the-art kitchen, a masterclass in functionality, style, and innovation. Fully equipped with an array of integrated, top-tier appliances from leading brands, sleek contemporary cabinetry, and pristine, durable countertops, it is meticulously designed to inspire gourmet creations and facilitate seamless entertaining. Ample storage and intelligent design ensure that everything is within easy reach, making cooking a pleasure. Whether preparing a casual breakfast or a grand dinner party, this kitchen ensures a superior and effortless cooking experience, perfectly blending aesthetics with high performance.

### Advanced Climate Control for Year-Round Comfort

Comfort is paramount in this luxurious residence, with an advanced, energy-efficient climate control system ensuring optimal temperatures regardless of the season. Featuring both hot and cold air conditioning, complemented by the luxurious touch of underfloor heating throughout the apartment, every corner of your home will maintain an ideal climate year-round. This

sophisticated system provides personalised comfort, enhancing the living experience and ensuring a haven of relaxation at all times.

## Exclusive Community & World-Class Amenities

### Resort-Style Communal Pools & Landscaped Gardens

Beyond the confines of your private sanctuary, the meticulously landscaped communal areas await, fostering a resort-like ambiance designed for ultimate leisure and well-being. Immerse yourself in a choice of multiple sparkling swimming pools, perfect for a refreshing dip or leisurely laps. Unwind in rejuvenating jacuzzis, or simply stroll through the exquisitely manicured gardens, a verdant oasis designed for peace and relaxation. These communal spaces provide a tranquil escape, inviting residents to fully embrace the outdoor lifestyle of the Costa del Sol.

### Modern Gymnasium & Dedicated Relaxation Areas

For the health-conscious, a fully equipped, modern gymnasium offers the perfect space for daily workouts and fitness routines, allowing you to maintain an active lifestyle without leaving the comfort of your community. Complementing this are dedicated relaxation zones, providing quiet corners for reading, meditation, or simply enjoying the tranquil surroundings. These thoughtful amenities truly embody a holistic approach to luxury living, catering to both physical and mental well-being.

### Unparalleled High-End Security

Peace of mind is assured with an unparalleled commitment to high-end security. The community benefits from robust 24-hour surveillance, sophisticated entry phone systems, and electric blinds on all windows, creating a secure and private environment for all residents. This comprehensive security infrastructure ensures that you and your loved ones can enjoy every aspect of your home and community with absolute confidence and serenity.

## Prime Location: Atalaya, the Jewel of the Costa del Sol

Nestled in the highly sought-after area of Atalaya, this property offers more than just a home; it offers a lifestyle defined by convenience, luxury, and prestige. Atalaya, a true jewel of the Costa del Sol in Southern Spain, is renowned for its idyllic setting, its proximity to world-class golf courses, and its pristine beaches. From your doorstep, you are mere minutes from a diverse array of local shops, gourmet restaurants, charming cafes, and essential services, ensuring every necessity and desire is effortlessly met. Enjoy the ease of accessing vibrant local markets, boutique stores, and top-rated eateries, all within a short, pleasant walk.

The strategic location provides excellent connectivity to some of the Costa del Sol's most iconic destinations. The vibrant nightlife, luxury boutiques, and exclusive marinas of Puerto Banús are just a short drive away, offering endless entertainment possibilities. Similarly, the charming Old Town and sophisticated offerings of Marbella, with its designer shops and Michelin-starred restaurants, are within easy reach. For golf enthusiasts, the famed 'Golf Valley,' home to several prestigious championship courses, is incredibly accessible, solidifying Atalaya's reputation as a prime residential and leisure destination that caters to the most discerning tastes.

## Seamless Connectivity & Practicalities

Every practical aspect of modern luxury living has been meticulously considered. The apartment benefits from dedicated underground parking, providing secure storage for vehicles and direct, convenient access to your residence via a high-speed lift. Stay seamlessly connected with high-speed fiber optic WiFi, essential for both leisure and remote work, ensuring you are always connected to the world. Lift access extends to all floors, ensuring effortless movement and accessibility throughout the building, enhancing the overall convenience and comfort of this exceptional home.

This exceptional apartment represents a rare opportunity to acquire a slice of paradise on the Costa del Sol. Combining sophisticated design, superior craftsmanship, and an enviable location within a secure, amenity-rich community, it is perfectly suited for discerning individuals and families seeking a permanent residence, a luxurious holiday escape, or a wise investment in one of Spain's most coveted regions. Experience the pinnacle of Mediterranean luxury living. Contact Luxury Realty today to arrange a private viewing and discover how this stunning Atalaya apartment can become your dream home.

## Details

| | | | |
|---|---|---|---|
| Reference | R5135356 | Property Type | Apartment |
| Status | Sale | Price | 859,000 € |
| Bedrooms | 3 | Bathrooms | 2 |
| Build size | 116 m² | Plot Size | – |
| Terrace | 48 m² | Parking places | by request |

## Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella