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



ESTEPONA

825,000 €

REFERENCE R5139946

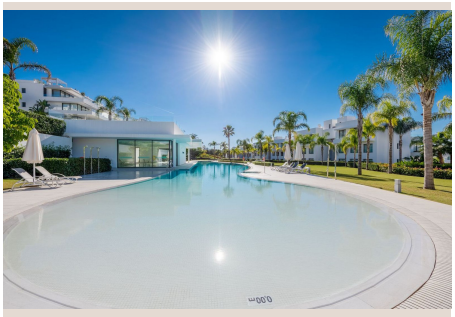
Unrivaled Luxury Living: A Rare Gem in Cataleya Phase 2, Estepona, Southern Spain

2	2	91 m²	81 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an extraordinary opportunity to acquire an unparalleled piece of the Costa del Sol. Nestled within the highly coveted Cataleya Phase 2, this remarkable first-floor apartment stands as a beacon of modern luxury and exclusivity. With only three residences of this precise layout available across the entire development, this property offers a rare chance to own a truly unique home designed for discerning individuals seeking both privacy and prestige in Estepona, Southern Spain.

From the moment you step inside, you are enveloped in an atmosphere of sophisticated elegance. The apartment boasts an impressive 91 m² of meticulously designed interior space, crafted to maximize comfort and aesthetic appeal. The heart of this home is undoubtedly its spacious, open-plan kitchen and living area – a seamless fusion of contemporary design and functionality. Here, floor-to-ceiling sliding glass doors extend across the entire width of the main living space, inviting an abundance of natural light to flood the interiors and effortlessly blurring the lines between indoor serenity and outdoor grandeur. This expansive layout creates an ideal environment for entertaining guests or simply unwinding in a sun-drenched haven.

This exquisite residence offers an immediate turnkey luxury experience, as it is being sold fully furnished with an array of high-end designer furniture. Every piece has been thoughtfully selected to complement the apartment’s modern aesthetic, ensuring a cohesive and sophisticated living environment from day one. Imagine moving into a perfectly curated space where every detail, from the plush seating to the elegant dining setup, reflects impeccable taste and quality. The kitchen, a true chef's delight, is equipped with premium appliances and sleek finishes, making it as beautiful as it is practical for culinary exploration.

An Expansive Outdoor Oasis: The 81 m² Private Terrace

The true jewel of this property is its breathtaking 81 m² private terrace, an extraordinary extension of your living space. This generous outdoor haven is meticulously designed to embrace the quintessential Mediterranean lifestyle. Envision starting your mornings with a tranquil coffee as the sun rises, hosting memorable al-fresco dinners under the starlit sky, or simply lounging in supreme comfort while enjoying the gentle breezes of the Costa del Sol. With ample room for distinct dining and relaxation zones, this terrace offers unparalleled versatility, transforming into your private sanctuary for year-round enjoyment. It’s an idyllic setting to entertain, unwind, and soak in the vibrant atmosphere of Southern Spain.

The private quarters continue the theme of refined comfort and direct connection to the outdoors. The master suite is a serene sanctuary, featuring a luxurious en-suite bathroom, bespoke built-in wardrobes, and direct access to the expansive terrace. This thoughtful design ensures a private retreat where you can wake up to natural light and step directly onto your sun-kissed outdoor haven. The second double bedroom is equally inviting, also benefiting from direct access to the terrace, providing abundant natural light and a sense of openness, making it perfect for guests or family members seeking their own private escape.

Exclusive Community & World-Class Amenities at Cataleya Phase 2

Owning a property in Cataleya Phase 2 means gaining access to a lifestyle defined by security, convenience, and resort-style amenities. This secure, low-density gated community offers 24-hour security, providing residents with absolute peace of mind. The development is a lush haven of beautifully manicured gardens, creating a verdant backdrop for everyday living. Residents can indulge in the luxurious communal facilities, which include a heated pool for year-round enjoyment and a magnificent 450 m² saltwater outdoor pool, reminiscent of a five-star resort. Beyond the leisure facilities, practical luxuries include underground parking and a private storage room, ensuring convenience and tidiness for your belongings.

Unbeatable Location: Estepona's Golden Triangle on the Costa del Sol

This privileged address places you perfectly within Estepona, a charming municipality in Southern Spain, renowned for its beautiful beaches, vibrant culture, and relaxed pace of life. Situated on the Estepona / San Pedro border, the development strikes an enviable balance, offering a peaceful residential environment yet remaining incredibly well-connected to the region's most sought-after attractions. Golf enthusiasts will delight in the walking distance proximity to Atalaya Golf Club, while beach lovers can reach the sun-drenched shores in just 2 km. The strategic location provides effortless access to the best of the Costa

del Sol: Marbella, with its glamorous boutiques and vibrant nightlife, is just a 17-minute drive away, while the charming town centre of Estepona, with its traditional tapas bars and picturesque old town, is also reachable within 17 minutes. For international travel, Málaga Airport is a convenient 45-minute drive, connecting you seamlessly to the rest of the world from your exquisite home in Southern Spain.

Beyond being a dream home, this property presents a compelling investment opportunity. With a coveted rental license already in place and an impressive 90% booking rate, it offers proven income potential for those looking to leverage the thriving tourist market of the Costa del Sol. This apartment isn't just a home; it's a turnkey luxury investment that promises both immediate enjoyment and robust financial returns. Seize this rare chance to own a piece of Estepona's most exclusive real estate.

Details

Reference	R5139946	Property Type	Apartment
Status	Sale	Price	825,000 €
Bedrooms	2	Bathrooms	2
Build size	91 m²	Plot Size	–
Terrace	81 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Mountain views, Lift, Private garden, Alarm system, 24H Security, Parking

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