

ESTEPONA

1,145,000 €

REFERENCE R5151409

# Luxury 3-Bedroom Duplex Penthouse for Sale in Cataleya, Atalaya Golf – Panoramic Views & Exclusive Resort Amenities

| 3 | 2 | 134 m² | 145 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

## Luxury 3-Bedroom Duplex Penthouse for Sale in Cataleya, Atalaya Golf – Panoramic Views & Exclusive Resort Amenities

Welcome to an unparalleled living experience at Cataleya, where sophistication meets serenity. This exquisite 3-bedroom duplex penthouse, nestled within the prestigious gated community of Cataleya in Atalaya Golf, Estepona, represents the pinnacle of luxury living on Spain's renowned Costa del Sol. Situated in the sun-drenched south of Spain, Estepona is celebrated for its authentic Andalusian charm, stunning coastline, and a quality of life that attracts discerning international residents. This modern residence is perfectly positioned amidst beautifully manicured gardens, offering spectacular panoramic golf and majestic mountain views that frame a lifestyle of elegance, comfort, and ultimate convenience.

### A Masterpiece of Modern Design and Comfort

Step inside this contemporary masterpiece, where every detail has been meticulously crafted to offer an ambiance of refined luxury. The penthouse boasts a generous floor plan spread across two levels, designed to maximize natural light and capture the breathtaking surrounding vistas. Expansive, floor-to-ceiling windows and thoughtfully placed glass partitions ensure that the home is perpetually bathed in sunlight, creating an uplifting and inviting atmosphere throughout the day.

The heart of this home is its magnificent open-plan living and dining area, a spacious haven for both relaxation and entertaining. This seamless space flows effortlessly onto a large, private terrace, blurring the lines between indoor comfort and outdoor splendor. Imagine enjoying your morning coffee as the sun rises over the golf course, or hosting evening gatherings against a backdrop of shimmering lights and mountain silhouettes. The sophisticated design extends to a modern, fully equipped kitchen, featuring state-of-the-art premium appliances and sleek cabinetry, making it a dream for any culinary enthusiast.

This exceptional duplex penthouse offers three spacious bedrooms, each designed as a private retreat. The opulent master suite includes a luxurious en-suite bathroom, providing a private sanctuary of comfort and tranquility. A second well-appointed bathroom serves the additional bedrooms, all finished to the highest standards with designer fixtures and elegant materials. Further enhancing the outdoor living experience, the property benefits from a private solarium – an idyllic space for sunbathing, meditation, or simply soaking in the mesmerizing views in complete privacy. With two underground parking spaces and a dedicated storage room, practical needs are met with utmost convenience.

### Exclusive Resort-Style Amenities at Cataleya

Life at Cataleya extends beyond the confines of your luxurious penthouse, offering an array of world-class amenities designed to elevate your lifestyle to resort levels. The community is an oasis of tranquility, set within over 27,000 m² of exquisitely landscaped tropical gardens and lush green zones, creating a vibrant natural tapestry that changes with the seasons.

At the heart of these gardens lies an impressive 450 m² outdoor lagoon-style swimming pool, complete with a gentle beach-entry, inviting residents to relax and refresh in a truly unique setting. For year-round enjoyment, a heated indoor pool provides a perfect escape during cooler months, complemented by state-of-the-art fitness facilities. The entire community is a secure, gated enclave, ensuring high privacy and peace of mind for all residents, allowing you to fully immerse yourself in the luxurious surroundings.

For golf enthusiasts, the location is truly unbeatable. This penthouse is within easy walking distance to the prestigious Atalaya Golf and El Paraíso Golf Clubs, offering world-class courses right on your doorstep. Whether you are a seasoned player or looking to pick up a new hobby, the convenience of having such renowned facilities so close is an undeniable luxury.

### Discover the Allure of Estepona and the Costa del Sol

Strategically positioned in Atalaya, Estepona, this property offers not just a home, but a gateway to the coveted Mediterranean lifestyle of the Costa del Sol. Estepona, often referred to as the 'Garden of the Costa del Sol', boasts a charming old town with whitewashed houses, vibrant flower-filled streets, and a bustling marina. Its 23 kilometers of Blue Flag beaches, exquisite gastronomy, and a rich cultural scene make it a highly desirable destination for both permanent residence and holidaymakers.

The penthouse's prime location places it in the illustrious 'Golden Triangle' region, perfectly situated between the vibrant towns of San Pedro de Alcántara, the picturesque village of Benahavís (renowned for its culinary delights), and the glamorous international hub of Marbella. Within a mere 10-15 minute drive, you can access an abundance of international schools, Michelin-starred restaurants, high-end boutiques, pristine beaches, and world-class golf resorts, including the legendary Puerto Banús with its luxury yachts and vibrant nightlife.

Living in the south of Spain means enjoying over 320 days of sunshine a year, an ideal climate for outdoor activities ranging from hiking in the Sierra Bermeja mountains to water sports along the coast. The region's excellent infrastructure, including Malaga International Airport just a 45-minute drive away, ensures effortless connectivity to major European cities, making it an ideal choice for international buyers seeking a luxurious retreat or a permanent European base. This unique blend of natural beauty, cultural richness, and modern amenities truly sets Estepona apart as a prime location on the global stage.

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### An Exclusive Investment in Lifestyle and Future

This luxury duplex penthouse in Cataleya offers more than just a magnificent home; it presents an investment in an unparalleled lifestyle. It combines the tranquility of a private, secure community with the vibrant pulse of the Costa del Sol, making it ideal for families, golf enthusiasts, or anyone seeking a sophisticated haven under the Spanish sun. The demand for properties of this calibre in such a sought-after location is consistently high, making this an astute acquisition.

Do not miss the opportunity to own a piece of paradise in one of Estepona's most desirable addresses. Contact Luxury Realty today to schedule a private viewing of this exclusive Cataleya duplex penthouse with panoramic golf views. Available now but in high demand, this is your chance to embrace the ultimate in Mediterranean luxury.

## Details

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| Reference | R5151409 | Property Type | Penthouse |
| Status | Sale | Price | 1,145,000 € |
| Bedrooms | 3 | Bathrooms | 2 |
| Build size | 134 m² | Plot Size | – |
| Terrace | 145 m² | Parking places | by request |

## Features

Pool, Air conditioning, Mountain views, Private garden, Lift, 24H Security, Parking, Investment, Resale