

ATALAYA

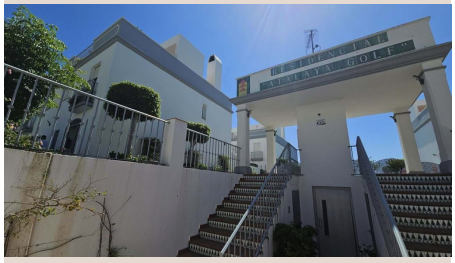
655,000 €

REFERENCE R5159662

An Exquisite Golf-Front Townhouse in Urb. Atalaya Golf: The Epitome of Luxury Living on the Costa del Sol

3	3	240 m²	40 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an unparalleled opportunity presented by Luxury Realty: a magnificent townhouse nestled within the prestigious Urb. Atalaya Golf, a jewel in the heart of Southern Spain’s coveted Costa del Sol. This distinguished property offers an idyllic blend of sophisticated living and convenient access to the region's finest amenities, making it an exceptional find for discerning buyers. Built in 2006, this south-facing, semi-detached chalet spans an impressive 240 m² across three meticulously designed floors, promising a lifestyle of comfort, elegance, and exclusivity.

Located in a tranquil, family-friendly community with a select number of neighbors, this residence is enveloped by world-renowned golf courses, including the revered Atalaya Golf & Country Club itself, El Paraíso Golf, and Guadalmina Golf. Its prime position places you just a mere four minutes' drive from the vibrant town of San Pedro de Alcántara, offering quick access to its charming boutiques, exquisite dining, and lively promenades. Furthermore, the glamour of Marbella and Puerto Banús, with their luxury marinas and high-end shopping, are just a short drive away, positioning this townhouse as the perfect base to explore the very best of what the Costa del Sol has to offer.

Discover Sophisticated Spaces Designed for Modern Living

Every inch of this meticulously maintained property exudes quality and thoughtful design, providing ample space for relaxation, entertainment, and everyday living. From its sun-drenched interiors to its expansive outdoor areas, this townhouse is crafted to cater to a refined lifestyle.

The Inviting Ground Floor: Seamless Flow and Al Fresco Charm

The journey begins on the ground floor, where an expansive and luminous living room welcomes you. This generously proportioned space is perfect for both intimate family moments and entertaining guests, bathed in natural light that streams in from its south-facing orientation. Adjacent to the living area, you'll discover a fully equipped, modern kitchen, featuring high-quality appliances and ample counter space, designed for both culinary enthusiasts and practical daily use. Completing this level are a convenient laundry room and a stylish guest toilet. A true highlight of the ground floor is the large, private patio, an inviting outdoor sanctuary where you can enjoy al fresco dining, sunbathing, or simply unwinding amidst the serene surroundings. It offers a seamless transition between indoor comfort and outdoor enjoyment.

First Floor Retreat: Private Sanctuaries of Comfort

Ascending to the first floor, you'll find the private quarters, comprising three comfortable and spacious bedrooms. Each bedroom is thoughtfully designed with built-in wardrobes, offering abundant storage and maintaining a sleek aesthetic. The master suite, a haven of tranquility, boasts its own en-suite bathroom, providing a private and luxurious space for rejuvenation. A second well-appointed bathroom serves the additional bedrooms, ensuring ultimate privacy and convenience for all residents and guests. These rooms are crafted to be peaceful retreats, promising restful nights and serene mornings.

The Crown Jewel: An Expansive Rooftop Terrace with Breathtaking Sea Views

The true gem of this magnificent townhouse awaits on the second floor: a fully usable rooftop terrace, or "azotea." This exceptional outdoor space is equipped with all necessary services, transforming it into an ideal venue for a myriad of activities. Imagine hosting unforgettable gatherings under the stars, indulging in private sunbathing sessions, or simply savoring your morning coffee while gazing at the breathtaking panoramic sea views that stretch across the Mediterranean horizon. From this elevated vantage point, you can also admire the lush greenery of the surrounding golf courses and the majestic mountains in the distance. This rooftop sanctuary is designed for ultimate enjoyment and offers an unrivaled sense of open-air luxury.

Unparalleled Amenities and a Gated Community Lifestyle

Beyond the exquisite interior, this property offers a suite of amenities that enhance its appeal as a luxury residence. The practical aspects are covered with a generous 50 m² private garage, providing secure parking for two vehicles and ample additional

storage space, a highly valued feature in coastal living. A dedicated storage room (trastero) further adds to the convenience.

The townhouse is part of a tranquil, gated urbanization, ensuring peace of mind and an exclusive atmosphere. Residents benefit from access to a beautifully maintained shared swimming pool, perfect for refreshing dips during the warm Andalusian summers. The lush communal gardens offer serene spaces for leisurely strolls, contributing to the welcoming, family-friendly ambiance of this exceptional community. Living here means embracing a lifestyle where luxury meets convenience, surrounded by natural beauty and top-tier amenities.

The Atalaya Lifestyle: Where Convenience Meets Exclusivity

This impeccably maintained property represents an ideal choice for both year-round living and a luxurious holiday home. Its privileged golf-front setting combines the tranquility of an exclusive residential area with unparalleled access to leisure and urban conveniences. Whether you are a passionate golfer, a family seeking a safe and vibrant community, or an investor looking for a lucrative property in a prime location, this townhouse offers it all. The proximity to international schools, world-class restaurants, and pristine beaches further cements its status as a highly desirable address on the Costa del Sol.

Your Invitation to Exclusive Coastal Living

This stunning townhouse in Urb. Atalaya Golf is more than just a home; it's an entry into a distinguished lifestyle, offering a unique blend of elegance, comfort, and strategic location. With its modern amenities, spacious layout, and captivating sea views from the rooftop terrace, it truly embodies the dream of luxury living in Southern Spain.

Do not miss this outstanding opportunity to own a piece of paradise. Contact Luxury Realty today to arrange a private viewing and secure your slice of exclusive Costa del Sol living. Let us guide you to your next extraordinary residence.

Details

Reference	R5159662	Property Type	Terraced Townhouse
Status	Sale	Price	655,000 €
Bedrooms	3	Bathrooms	3
Build size	240 m²	Plot Size	–
Terrace	40 m²	Parking places	by request

Features

Pool, Air conditioning, Sea views, Mountain views, Private garden, Alarm system, Parking