

ATALAYA

423,000 €

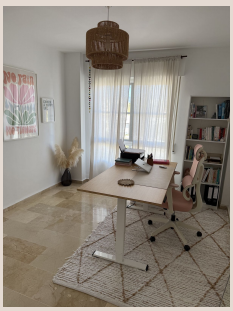
REFERENCE R5306662

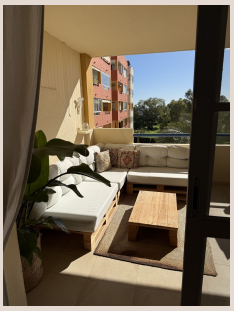
Luxury Realty Presents: An Exquisite South-Facing Oasis with Tourist Licence in Prestigious Atalaya, Estepona – Your Gateway to the New Golden Mile's Unrivalled Lifestyle

2	2	105 m²	25 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Discover an unparalleled opportunity brought to you by Luxury Realty: a magnificent south-facing apartment situated on the third floor of an immaculately maintained building within the serene and highly coveted Nueva Atalaya residential area. Nestled strategically on Estepona’s prestigious New Golden Mile, this property in Southern Spain represents the epitome of sophisticated coastal living combined with exceptional investment potential. With a valid tourist licence already in place, this isn't just a home; it's a turnkey asset ready to generate lucrative rental income or serve as your idyllic personal retreat.

The allure of this property begins with its prime location in Atalaya. The New Golden Mile, famed for its pristine golden beaches, world-class golf courses, and upscale amenities, offers an extraordinary lifestyle. Imagine waking to the gentle sea breeze, surrounded by lush Mediterranean landscapes, yet only moments away from everything you desire. Within easy walking distance, you’ll find a selection of gourmet restaurants, chic cafés, essential supermarkets, pharmacies, and vibrant beach clubs where you can soak up the sun. For those seeking more cosmopolitan delights, the charming old town of Estepona, with its floral streets and traditional tapas bars, is a short drive away. The glitz and glamour of Marbella, home to luxury boutiques and fine dining, is equally accessible, while the iconic Puerto Banús, with its superyachts and bustling nightlife, can be reached in a mere 10-12 minutes by car. Connectivity is seamless, with Málaga Airport approximately 50 minutes away, making international travel effortlessly convenient for you and your guests.

Step inside this luminous residence, offering 105 m² of meticulously designed built space (95 m² useful), where every detail contributes to an atmosphere of comfort and elegance. The south-facing orientation ensures that the interiors are bathed in natural light throughout the day, creating a warm and inviting ambiance. The heart of the home is a generously proportioned, open-plan living-dining room. Expansive sliding glass doors seamlessly connect this elegant space to a private, sun-drenched terrace. This outdoor sanctuary is perfect for enjoying your morning coffee as the sun rises, indulging in al fresco dining, or unwinding with an evening drink while taking in the peaceful surroundings. It's an extension of your living space, designed for relaxation and enjoyment in the glorious Spanish climate.

The apartment features two spacious bedrooms, each designed as a tranquil haven. The main bedroom is a true master suite, boasting ample proportions and a private, elegantly appointed en-suite bathroom, offering a personal sanctuary for relaxation. The second bedroom is equally inviting and spacious, complete with bespoke built-in wardrobes that provide extensive storage solutions. A second, thoughtfully designed bathroom serves both the second bedroom and doubles as a convenient guest toilet, finished with contemporary fittings. The fully equipped kitchen is a testament to practicality and style, featuring modern appliances, sleek cabinetry, and ample counter space, making culinary endeavors a joy. Additional premium features include efficient air conditioning for year-round comfort, extensive built-in wardrobes throughout the property for optimal organization, and the invaluable addition of a private parking space, ensuring convenience and security, included in the price.

Beyond the confines of your exquisite apartment, the gated community itself offers an array of exceptional amenities designed to enhance your lifestyle. Immerse yourself in the beauty of the meticulously maintained communal gardens, adorned with lush tropical foliage and vibrant flora, creating a serene and picturesque environment. The large, inviting swimming pool serves as the perfect oasis for a refreshing dip or leisurely sunbathing, while a separate, dedicated children's pool ensures fun and safety for younger residents. This secure and tranquil setting provides a sense of community and exclusivity, making it an ideal choice for families, holidaymakers, or those seeking a peaceful permanent residence.

This turnkey apartment, presented by Luxury Realty, offers an extraordinary investment opportunity. The distinct advantage of a valid tourist licence immediately elevates its appeal, positioning it as a highly desirable asset in the competitive holiday rental market of Southern Spain. Owners can confidently maximize their return on investment through short-term rentals, enjoying consistent high-yield potential. Whether you envision it as a permanent luxurious home, a holiday haven for personal use, or a strategic, income-generating investment property, this residence ticks all the boxes. Priced attractively at €423,000, it represents an excellent and rare opportunity to acquire a premium property in one of Estepona's most sought-after residential zones. Embrace the chance to own a slice of the New Golden Mile's unparalleled lifestyle and secure a smart investment for your future.

Details

Reference	R5306662	Property Type	Apartment
Status	Sale	Price	423,000 €
Bedrooms	2	Bathrooms	2
Build size	105 m²	Plot Size	–
Terrace	25 m²	Parking places	by request

Features

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