

ATALAYA

from 745,000 €

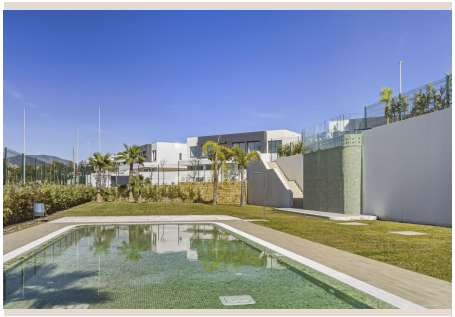
REFERENCE R5308201

Contemporary Luxury Townhouse: Your Gateway to Refined Living in Atalaya, Marbella West

3	3	130 m²	35 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an exceptional opportunity to own a brand-new, contemporary townhouse nestled in the highly sought-after area of Atalaya, within the prestigious Marbella West. This exquisite residence, proudly presented by Luxury Realty, embodies the perfect synthesis of cutting-edge modern design, unparalleled comfort, and a truly prime location on Spain's sun-drenched Costa del Sol. Crafted for the most discerning buyer, this home offers an elevated Mediterranean lifestyle where every detail has been meticulously curated to exceed expectations.

From the moment you arrive, the sleek architectural lines and sophisticated facade of this townhouse captivate. It stands as a testament to contemporary elegance, designed to blend seamlessly with its natural surroundings while offering a private sanctuary. Finished to the highest possible standards, using premium materials and state-of-the-art construction techniques, this property is not just a house, but a statement of luxurious living.

Interior Excellence: A Symphony of Light and Space

Step inside, and you are immediately greeted by a bright, open-plan living environment that radiates sophistication. The main floor effortlessly combines the gourmet kitchen, dining area, and spacious living room, creating a fluid space perfect for both intimate family moments and grand entertaining. Large, floor-to-ceiling windows are a defining feature, allowing natural light to flood every corner and providing a seamless connection to the expansive outdoor spaces, blurring the lines between indoor and outdoor living.

The heart of the home, the fully fitted kitchen, is a culinary masterpiece. Designed with both aesthetics and functionality in mind, it boasts top-tier appliances, sleek cabinetry, and ample counter space, making it a joy for any chef. Adjoining this, the living area provides a comfortable and stylish retreat, ready to be furnished to your personal taste.

This magnificent townhouse features three generously proportioned bedrooms, each designed as a private haven of tranquility. The master suite is a true sanctuary, offering spacious dimensions, elegant finishes, and often includes direct access to a private terrace, inviting peaceful morning coffees or serene evening relaxation. The accompanying en-suite bathroom is a spa-like retreat, meticulously appointed with premium porcelain, designer fixtures, and luxurious touches that promise an indulgent experience.

The two additional bedrooms are equally well-appointed, providing comfort and privacy for family members or guests, and share a second high-end bathroom that mirrors the quality and elegance of the master en-suite. A convenient guest cloakroom on the main level adds to the practicality and thoughtful design of the property, ensuring ample facilities for residents and visitors alike.

Comfort is paramount, and this home sets itself apart with its advanced climate control systems. Enjoy the sublime warmth of underfloor heating throughout the entire property, a premium feature that ensures cozy winters and truly distinguishes this residence from standard offerings in the region. Complementing this, independent air conditioning units in every room provide personalized climate management, guaranteeing optimal comfort during the sun-drenched summers of Southern Spain.

Outdoor Living & Exclusive Community Amenities

The allure of the Costa del Sol lies in its vibrant outdoor lifestyle, and this townhouse is perfectly equipped to embrace it. An expansive private terrace extends from the main living area, offering a generous space purpose-built for alfresco dining, tranquil lounging, and memorable entertaining under the Mediterranean sky. This outdoor sanctuary provides the perfect backdrop for creating cherished moments with family and friends.

Beyond your private haven, the property is situated within a secure, meticulously manicured urbanization. Residents benefit from access to exceptional communal facilities, including a sizable swimming pool for adults to relax and exercise, alongside a dedicated children's pool, ensuring fun and safety for younger residents. The gated complex provides peace of mind, with entry phone systems ensuring privacy and security for all homeowners.

A Location Without Equal: Atalaya, Marbella West

Perched in the esteemed area of Atalaya, Marbella West, this property boasts a location that is truly unrivaled. Atalaya is renowned for its harmonious balance of serene residential living and immediate access to the Costa del Sol's most celebrated attractions. For golf enthusiasts, the proximity to world-class championship golf courses, including the prestigious Atalaya Golf & Country Club, is a significant draw, offering lush greens and stunning views just moments away.

The strategic positioning of this townhouse places you at the epicenter of luxury and convenience. Just a short 10-minute drive connects you to the vibrant heart of Marbella and the glamorous marina of Puerto Banús, where you can indulge in world-class dining, high-end designer shopping, and an exhilarating nightlife. For a taste of authentic Andalusia, the charming "Garden of the Costa del Sol," Estepona, with its beautifully preserved Old Town, picturesque squares, and lively promenade, is merely 15 minutes away.

Sun-kissed golden sands and the inviting waters of the Mediterranean are approximately 10 minutes from your doorstep, offering endless opportunities for beach days, water sports, or simply relaxing at one of the traditional chiringuitos. Furthermore, the property is moments away from Benahavís Village, a captivating white-washed mountain village famously known as the "Gastronomic Corner" of Andalusia. Here, an array of exquisite restaurants serve up traditional Spanish cuisine in a stunning setting, providing a truly unique culinary experience.

This property represents an extraordinary find, checking every box for those seeking a luxurious primary residence or a high-yield holiday investment. Its contemporary design, premium finishes, and the unparalleled advantage of underfloor heating throughout set it apart in the market. Coupled with its prime location in Atalaya, offering easy access to golf, beaches, and the most desirable towns on the Costa del Sol, this townhouse is an opportunity not to be missed. Experience the pinnacle of modern Mediterranean living, perfectly situated for an exquisite lifestyle in Southern Spain.

Details

Reference	R5308201	Property Type	Terraced Townhouse
Status	Sale	Price	from 745,000 €
Bedrooms	3	Bathrooms	3
Build size	130 m²	Plot Size	–
Terrace	35 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Private garden, Parking, Resale