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ATALAYA

795,000 €

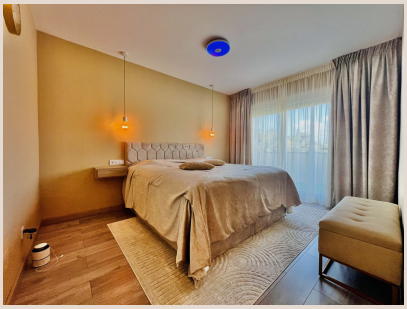
REFERENCE R5342323

Exquisite Renovated Townhouse in Atalaya: A Sanctuary of Modern Luxury on the Costa del Sol

3	3	226 m²	128 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an exceptional offering by Luxury Realty: a truly exclusive townhouse in Atalaya, recently revitalized through a comprehensive, no-expense-spared renovation. Completed in 2024, this residence seamlessly blends sophisticated contemporary design with cutting-edge technology and unparalleled comfort, setting a new benchmark for luxury living in the South of Spain. Nestled within a private and remarkably serene residential complex of just 16 bespoke homes, this property presents an outstanding opportunity, whether you seek a permanent luxurious residence, an exquisite holiday retreat, or a strategic investment in one of Europe's most desirable locations.

Spanning an impressive 226 m² of meticulously designed built area, this townhouse unfolds across carefully considered spaces, beginning with its captivating living areas. The heart of the home is an incredibly bright and generously proportioned open-plan living room, which flows effortlessly into a custom-designed modern kitchen. This culinary haven is equipped with premium appliances, sleek cabinetry, and expansive countertops, creating a perfect environment for both everyday living and sophisticated entertaining. The seamless integration of these spaces fosters an inviting and functional atmosphere, bathed in natural light that enhances the home's contemporary aesthetic.

The private quarters of the home are equally impressive, featuring three spacious bedrooms, each conceived as a tranquil sanctuary. Privacy and comfort are paramount, with each bedroom offering ample space and serene ambiance. Complementing these retreats are three fully renovated bathrooms, which stand out for their stylish design, premium fittings, and high-quality finishes. Designed to evoke a spa-like experience, these bathrooms provide a luxurious touch, ensuring an indulgent experience for residents and guests alike.

The comprehensive renovation, meticulously executed in 2024, ensures that every detail has been considered for maximum comfort and efficiency. Specifications and features include brand-new, high-performance double-glazed windows throughout, providing superior thermal and acoustic insulation and enhancing the home's energy efficiency. All plumbing systems have been entirely replaced, offering peace of mind and modern reliability. The home boasts premium engineered flooring, combining durability with sophisticated aesthetics, and bespoke interior and exterior carpentry that underscores the property's elevated quality.

Furthermore, this residence is at the forefront of sustainable living, equipped with advanced energy-efficient solutions. A state-of-the-art solar energy system by Huawei harnesses the abundant Mediterranean sunshine, significantly reducing electricity consumption. This is complemented by an aerothermal climate control system by HTW, which provides efficient heating and cooling throughout the year, ensuring optimal comfort in every season while minimizing environmental impact and utility costs. These cutting-edge systems underscore the home's commitment to modern living and sustainability.

The functionality of this exquisite townhouse extends to its lower level, where an expansive private garage awaits. With capacity for two vehicles and secured by a premium Hörmann garage door, this space offers both convenience and security. Beyond parking, this versatile basement area thoughtfully incorporates a dedicated laundry zone, an expansive walk-in wardrobe for optimal organization, a technical room housing the home's advanced systems, and additional storage space. This ensures every practical need is met without compromising on the elegance and flow of the main living areas.

Outdoor living is an integral part of the Mediterranean lifestyle, and this property delivers with a private garden and terrace. This idyllic space is perfect for al fresco dining, sunbathing, or simply unwinding amidst lush, low-maintenance greenery. The exclusive gated community, comprising only 16 homes, offers a wonderfully peaceful and secure environment. Residents have access to a beautifully maintained communal swimming pool, a refreshing oasis perfect for relaxation on warm sunny days, all managed with remarkably low community fees of just €133 per month.

Ideally located in Atalaya, a highly sought-after and privileged enclave on the western side of the Costa del Sol, this residence offers the quintessential Andalusian lifestyle. Atalaya's prime position, nestled between the vibrant municipalities of Marbella, Estepona, and Benahavís, places it at the epicentre of luxury and convenience in the South of Spain. You are moments away from world-class golf courses such as Atalaya Golf & Country Club, El Paraíso, and Guadalmina, making it a golfer's paradise. The shimmering, pristine beaches of the Mediterranean Sea are just a short drive away, inviting leisurely strolls, water sports, and breathtaking sunsets. Elite international schools, gourmet supermarkets, exquisite dining establishments, and vibrant cultural hubs are all within effortless reach. The glamorous Puerto Banús, with its luxury boutiques and bustling marina, and the charming Old Town of Estepona, known for its flower-filled streets and authentic Spanish character, are both mere minutes

away, offering endless opportunities for leisure, entertainment, and cultural immersion. This unparalleled South of Spain location ensures a lifestyle of supreme convenience, sophistication, and relaxation.

This Atalaya townhouse represents a truly unique and turnkey opportunity for the discerning buyer. It perfectly blends sophisticated design, cutting-edge technology, and a prime, enviable location on the sun-drenched Costa del Sol. This property stands as a testament to modern luxury living and is ready for immediate occupancy. It invites you to embrace the Mediterranean dream, whether as a luxurious permanent residence, an exquisite holiday retreat, or a strategic investment in a region that continually attracts international demand. Discover your new home on the Costa del Sol with Luxury Realty.

Details

Reference	R5342323	Property Type	Terraced Townhouse
Status	Sale	Price	795,000 €
Bedrooms	3	Bathrooms	3
Build size	226 m²	Plot Size	128 m²
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Heating, Mountain views, Private garden, Parking

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

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