+34 604 489 646
info@luxury-realty.com
luxury-realty.com



ATALAYA

from 2,200,000 €

REFERENCE R5357557

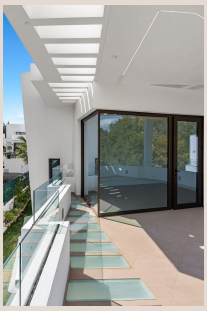
Discover Unrivaled Luxury: A Brand New Contemporary Villa in Atalaya, New Golden Mile

4	4	300 m²	580 m²	70 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Perched gracefully within the esteemed 'New Golden Mile' of Estepona, on Spain's sun-drenched Costa del Sol, awaits a magnificent, brand-new villa – the epitome of modern Mediterranean living. This exquisite property, meticulously designed and just completed, offers an unparalleled lifestyle in Atalaya, a highly coveted enclave renowned for its tranquil ambiance, lush landscapes, and exceptional connectivity. Situated in Southern Spain, this prime location affords residents both serene privacy and effortless access to the region's most celebrated attractions, making it a truly strategic acquisition for the discerning homeowner or savvy investor.

The strategic positioning of this villa is one of its most compelling attributes. From your doorstep, you are merely an 8-minute drive from the pristine, sun-kissed beaches, where the gentle waves of the Mediterranean invite relaxation and watersports. The iconic Puerto Banús, a playground for the affluent with its luxury boutiques, gourmet restaurants, and glamorous yachts, is a mere 10-minute journey. For those seeking authentic Spanish charm, the vibrant town center of Estepona, with its quaint old town, bustling marina, and traditional tapas bars, is just 13 minutes away. This perfect balance of accessibility and exclusivity ensures that every convenience and luxury of the Costa del Sol is within easy reach.

Crafted to the highest standards, this contemporary residence stands as a testament to superior construction and sophisticated design. Every detail has been thoughtfully considered, from the structural integrity to the aesthetic flourishes, ensuring a home that is both beautiful and built to last. The villa boasts an array of premium finishes and high-end materials throughout, reflecting a commitment to quality and elegance. Furthermore, it is equipped with cutting-edge technology, including state-of-the-art solar panels for energy efficiency and a comprehensive full home automation system (smart home system), allowing for effortless control over lighting, climate, security, and entertainment with the touch of a button.

Set upon a generous plot spanning 580 square meters, the property provides ample outdoor space for leisure and entertainment. A sparkling private swimming pool beckons for refreshing dips under the Spanish sun, surrounded by beautifully landscaped garden areas that offer both privacy and a serene backdrop. Convenient parking is also available within the garden, ensuring ease of access and security for residents and their guests. With a substantial built area of 370 square meters, the villa offers expansive living spaces distributed thoughtfully across three levels, promising both comfort and functionality for a luxurious lifestyle.

The villa’s intelligent distribution spans a versatile basement, an elegant ground floor, and a sophisticated first floor, encompassing four generously sized bedrooms and four modern bathrooms. Designed with an optimal southeast orientation, the property is perpetually bathed in an abundance of natural light from dawn till dusk, creating a bright, airy, and welcoming atmosphere throughout. A truly unique and invaluable feature of this residence is the protected natural park situated directly in front of the villa. This green sanctuary guarantees unobstructed, open views of lush nature, ensuring unparalleled privacy and a perpetual sense of tranquility, a rare commodity in such a sought-after coastal location.

The ground floor represents the heart of the home, dedicated to social interaction and seamless indoor-outdoor living. Here, you are greeted by a bright and exquisitely designed living room that flows effortlessly onto the expansive outdoor terrace and the inviting private swimming pool area. This thoughtful integration creates a magnificent space for entertaining, alfresco dining, or simply relaxing while enjoying the gentle Mediterranean breeze. This level also houses a fully equipped, state-of-the-art kitchen, a designated dining area perfect for culinary delights, and a convenient bathroom, all designed with both aesthetics and functionality in mind.

Ascending to the first floor, you will discover two supremely comfortable bedrooms, each meticulously designed to serve as a private sanctuary. Each bedroom benefits from its own stylish, contemporary bathroom, offering residents ultimate privacy and convenience. The intelligent layout ensures optimal light and ventilation, and many rooms offer captivating views, inviting residents to wake up to the beauty of their surroundings.

The versatile basement level further enhances the villa’s appeal, featuring two additional spacious bedrooms and two well-appointed bathrooms. This flexible space is ideally suited for a multitude of purposes – whether accommodating guests with exceptional comfort, providing independent living quarters for family members, or being transformed into a bespoke entertainment zone, a private home gym, or a dedicated professional office. The possibilities are boundless, allowing the new

owner to tailor this area to their specific needs and desires, maximizing the villa's immense potential.

This magnificent villa is a masterclass in modern living, meticulously designed to combine ultimate comfort, sophisticated style, and unparalleled functionality. Each space is flooded with natural light, creating an uplifting and serene environment throughout the day. From the intelligent layout to the premium finishes, every aspect of this property has been carefully curated to offer a high-end living experience.

Representing an outstanding and truly exceptional opportunity on the vibrant Costa del Sol, this villa is more than just a home; it is an investment in a lifestyle. Whether you are searching for a permanent, luxurious residence to establish roots in Southern Spain, a sophisticated holiday home for unforgettable getaways, or a high-return investment property in a perpetually desirable location, this contemporary masterpiece in Atalaya offers an unmatched proposition. Embrace the dream of Mediterranean luxury living in this brand-new architectural gem.

Details

Reference	R5357557	Property Type	Villa
Status	Sale	Price	from 2,200,000 €
Bedrooms	4	Bathrooms	4
Build size	300 m²	Plot Size	580 m²
Terrace	70 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Alarm system, Parking

Personal advice

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

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella