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



ESTEPONA

460,000 €

REFERENCE R5358469

Exquisite Townhouse in Nueva Atalaya: A Golden Opportunity on Estepona's New Golden Mile

2	2	135 m²	20 m²
BEDROOMS	BATHROOMS	BUILT	TERRACE













Description

Welcome to an exceptional opportunity to acquire a truly elegant and remarkably bright townhouse, nestled in the prestigious enclave of Nueva Atalaya, Estepona. This stunning property is ideally situated on the fabled New Golden Mile, an address synonymous with luxury and sophisticated coastal living on Spain's sun-drenched Costa del Sol. For discerning buyers seeking a blend of tranquility, convenience, and unparalleled lifestyle, this home presents itself as an idyllic permanent residence, a luxurious holiday escape, or a savvy investment in one of Europe's most sought-after destinations.

Sophisticated Design and Versatile Living Spaces

This magnificent townhouse offers a generous 135 square meters of meticulously designed built space, thoughtfully distributed over two inviting floors. From the moment you step inside, you are greeted by an atmosphere of warmth and elegance, where every detail contributes to a comfortable and functional living experience. The property currently features two generously proportioned bedrooms and two well-appointed bathrooms, providing ample space for relaxation and privacy. However, a significant advantage and a compelling value proposition of this home is the inherent flexibility to easily create a third bedroom and an additional bathroom. This expansion potential not only adapts the property to evolving family needs but also substantially enhances its market value and investment appeal in the thriving Costa del Sol real estate landscape.

The main floor serves as the vibrant heart of the home, housing a wonderfully cozy and bright living-dining area. Bathed in natural light streaming through expansive windows, this space features a charming fireplace that promises warm, intimate evenings and serves as a delightful focal point. The seamless integration of indoor and outdoor living is evident with direct access to a private terrace—a serene haven perfect for al fresco dining, morning coffees, or simply unwinding while enjoying the gentle Mediterranean climate year-round. Adjacent to the living area, a functional and well-equipped kitchen offers all the essentials for culinary pursuits, designed with practicality and everyday convenience in mind, completing the harmonious flow of this primary living level.

Ascending to the upper floor, you'll discover the private sanctuaries of the home: the bedrooms. Designed with utmost comfort and privacy in mind, these spaces offer a peaceful retreat from the day's activities. The south-facing orientation of the property is a significant advantage, ensuring an abundance of natural light throughout the day, which creates a warm, inviting, and uplifting atmosphere in every room. This optimal orientation also contributes to energy efficiency, harnessing the sun's warmth during cooler months and filling the interiors with a golden glow that is characteristic of Mediterranean living.

An Idyllic Community Amidst Lush Greenery

Beyond the confines of this beautiful townhouse, residents become part of a peaceful and exclusive private community, a true hidden gem. This esteemed community boasts an impressive communal garden spanning approximately 6,000 square meters—a veritable oasis of calm and beauty. These meticulously maintained green areas provide a serene backdrop for leisurely strolls, offering a sense of connection with nature. Central to the community's allure is its spacious communal swimming pool, a refreshing retreat on warm summer days. Surrounded by ample sunbathing areas, it's the perfect spot for relaxation, unwinding, and socializing with neighbors, fostering a friendly and welcoming environment for all residents. The secure and well-managed nature of the community ensures peace of mind, making it an ideal setting for families, couples, or individuals seeking a tranquil yet connected lifestyle.

Unbeatable Location: Estepona, The New Golden Mile, and the Charms of Southern Spain

The location of this townhouse is, without exaggeration, truly exceptional. Nestled in Nueva Atalaya, it benefits from immediate access to the revered New Golden Mile, a stretch of coastline renowned for its luxury properties, world-class amenities, and stunning natural beauty. Estepona, situated in the heart of the Costa del Sol in the south of Spain, offers a perfect blend of traditional Andalusian charm and modern sophistication. Its beautifully preserved old town with whitewashed streets, vibrant flower pots, and quaint plazas contrasts elegantly with its contemporary marina, superb restaurants, and extensive promenade.

Estepona has experienced significant growth and modernization while retaining its authentic character, making it an increasingly desirable destination. From this privileged location, residents enjoy unparalleled convenience: renowned supermarkets are just a stone's throw away for daily needs, a diverse array of restaurants caters to every culinary whim, and excellent international schools are within easy reach, making it ideal for families. Golf enthusiasts will be delighted by the proximity to some of the finest golf courses on the Costa del Sol, including Atalaya Golf & Country Club and El Paraíso Golf, offering spectacular greens and challenging play. Furthermore, the beautiful Mediterranean beaches are mere minutes away, inviting residents to indulge in sunbathing, water sports, or picturesque seaside walks. The strategic position ensures quick and easy access to the vibrant hubs of Marbella and the glamorous Puerto Banús, where high-end boutiques, chic nightlife, and exquisite dining experiences await. This perfect balance between the serene tranquility of a residential enclave and the dynamic convenience of urban amenities makes Nueva Atalaya an unparalleled place to live.

A Strategic Investment Opportunity

This exquisite townhouse represents not merely a home, but a fantastic investment opportunity in one of the most desirable and rapidly appreciating areas of the Costa del Sol. Whether you envision it as a permanent residence where you can embrace the quintessential Spanish lifestyle, a luxurious holiday home for memorable getaways, or a lucrative rental investment generating substantial returns, this property ticks all the boxes. The potential to add a third bedroom and bathroom significantly enhances its future resale value and rental yield, making it a wise choice for astute investors. The enduring appeal of the Costa del Sol, combined with Estepona's growth and the exclusivity of the New Golden Mile, ensures that properties in this location maintain their value and offer excellent prospects for appreciation. This is truly a chance to secure a piece of paradise in Southern Spain, an area celebrated for its year-round sunshine, vibrant culture, and high quality of life.

Discover Your Dream Home on the Costa del Sol

Do not miss the chance to experience the epitome of Mediterranean living in this elegant and bright townhouse in Nueva Atalaya. Its sophisticated design, versatile living spaces, access to exceptional community amenities, and an unbeatable location make it a standout offering in the current market. Contact Luxury Realty today to arrange a private viewing and take the first step towards owning your dream home or a smart investment in this idyllic corner of Estepona.

Details

Reference	R5358469	Property Type	Terraced Townhouse
Status	Sale	Price	460,000 €
Bedrooms	2	Bathrooms	2
Build size	135 m²	Plot Size	–
Terrace	20 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Investment

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