

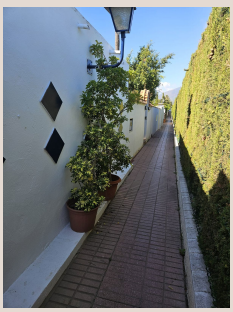
ATALAYA

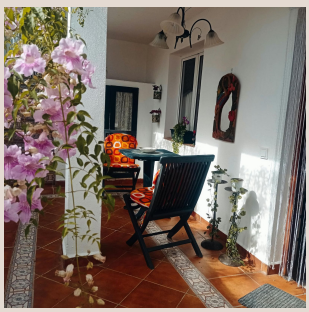
695,000 €

REFERENCE R5513440

Discover Coastal Elegance & Unrivalled Investment Potential: A Masterpiece Townhouse in Atalaya, Estepona

3	3	204 m²	146 m²	125 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Discover Coastal Elegance & Unrivalled Investment Potential: A Masterpiece Townhouse in Atalaya, Estepona

Welcome to an extraordinary opportunity nestled in the heart of Southern Spain's coveted Costa del Sol. Luxury Realty is proud to present a distinguished 3-bedroom townhouse, exceptionally located in Atalaya, Estepona. This 146 m² property is far more than a residence; it's a meticulously crafted hybrid, offering both a sophisticated two-bedroom main home and an entirely independent, licensed one-bedroom guest apartment. Strategically positioned within the enchanting Andalusian-style community of Mar y Monte, this estate promises a lifestyle of Mediterranean bliss alongside a proven, substantial income stream, making it an unparalleled choice for discerning investors and those seeking a luxurious primary or secondary residence.

The Quintessential Andalusian Retreat: Your Main Residence

Step into the primary residence, a haven designed for comfort and elegance. Spanning a generous portion of the 146 m² built area, this main house features two tranquil double bedrooms, each offering a peaceful sanctuary for rest and rejuvenation. A well-appointed full family bathroom serves these private quarters, designed with both functionality and style in mind. The heart of this home is its bright, expansive reception area. This welcoming space flows seamlessly, inviting natural light to flood every corner and providing direct access to the enchanting outdoor living zones, embodying the indoor-outdoor lifestyle so cherished in Southern Spain.

Beyond its current charm, the main residence boasts solid foundations and an incredible architectural scope. Imagine transforming this space into a contemporary, open-concept masterpiece, tailored to your personal aesthetic and modern living demands. This property offers the rare chance to infuse your vision into a home, enhancing its value and creating a truly bespoke living environment within one of Estepona's most desirable locales. The potential for modernisation isn't just about aesthetics; it's about unlocking even greater comfort and sophistication in a home that already provides an exceptional foundation.

An Independent Source of Prosperity: The Licensed Guest Suite

A crowning jewel of this property is its completely self-contained, one-bedroom, one-bathroom annex. This independent guest suite, with its own private direct access, offers unparalleled flexibility and privacy. More significantly, it comes with an active, fully established tourist licence (Licencia Turística), a highly sought-after asset in the bustling rental market of the Costa del Sol. This isn't merely a promise of income; it's a proven track record.

With an established history of achieving a consistent €70 – €80 per night, this guest apartment produces approximately €15,000 per annum in passive rental yield. For the astute investor, this means immediate, turnkey cash flow, capable of substantially offsetting running costs, mortgage payments, or simply boosting your annual income. It represents a smart financial decision, allowing you to enjoy your main residence while the guest suite works diligently for you, providing a tangible return on investment in one of Spain's most popular holiday destinations. Guests will relish their private oasis, contributing to a high occupancy rate and continuous revenue.

Embrace the Mediterranean Outdoors: Terraces & Solarium

Life in Southern Spain is designed to be lived outdoors, and this townhouse delivers with two exceptional alfresco spaces. The expansive 30 m² east-facing terrace is a true sun trap, bathed in glorious morning and midday sunshine. This ground-level oasis is perfectly tailored for luxurious outdoor dining, vibrant barbecues with loved ones, or simply unwinding with a good book amidst the gentle Spanish breeze. It’s an ideal setting for entertaining or quiet contemplation, allowing you to fully immerse yourself in the warm Mediterranean climate.

Ascend to your private rooftop solarium, a sun-drenched sanctuary offering open, panoramic views across the meticulously maintained urbanisation and the picturesque surrounding landscape. This elevated haven captures the sunshine from dawn until dusk, providing a perfect spot for sunbathing, enjoying spectacular sunsets, or even stargazing under the clear Andalusian sky. Both outdoor spaces extend the living area significantly, offering versatile environments for relaxation and social gatherings.

Mar y Monte: A Community of Distinction

This exquisite property is set within the tranquil, low-rise residential complex of Mar y Monte, a community renowned for its charm and facilities. Residents enjoy access to outstanding, generously sized communal swimming pools, inviting you to cool off on warm days or simply lounge by the water's edge. These aquatic paradises are gracefully set within lush, meticulously manicured Mediterranean gardens, creating a verdant backdrop that enhances the sense of peace and natural beauty.

Further enhancing the lifestyle, Mar y Monte boasts a residents' social clubhouse, available for private events and gatherings, fostering a strong sense of community. This is a peaceful, safe, and family-friendly residential environment where neighbours connect, children play freely, and everyone can enjoy the relaxed pace of life in Estepona. It's a community that truly complements the luxury and versatility of your new home.

Strategic Location: The Heart of the New Golden Mile

The allure of this property is significantly amplified by its strategic location on the prestigious New Golden Mile, nestled perfectly between the vibrant charm of San Pedro de Alcántara and the authentic Spanish elegance of Estepona. Southern Spain's coast offers an unparalleled lifestyle, and Atalaya places you at its very epicentre.

- **Beach & Coastal Promenade:** Just 3–4 minutes away, granting immediate access to pristine sandy beaches and picturesque walks along the Mediterranean Sea.
- **San Pedro de Alcántara Centre:** A mere 5-minute drive connects you to its bustling plazas, boutique shops, and a delightful culinary scene.
- **Puerto Banús:** The epitome of luxury, with its designer boutiques, superyachts, and gourmet restaurants, is only 8–10 minutes from your doorstep.
- **Championship Golf:** Golf enthusiasts will rejoice with several world-class courses, including Atalaya Golf & Country Club, Guadalmina, and El Paraíso, all under 5 minutes away. This region is a golfer's paradise.
- **Málaga Airport:** A convenient 45-minute journey ensures easy international access, making this an ideal location for both permanent residents and holidaymakers.

This exceptional townhouse offers unparalleled lifestyle versatility, an established and proven holiday rental income, and substantial upside potential through light modernisation. It represents not just a home, but a smart investment in the enduring appeal and prosperity of Estepona, Southern Spain. Contact Luxury Realty today to arrange a private viewing, strictly by appointment, and discover your next chapter of coastal luxury.

Details

Reference	R5513440	Property Type	Terraced Townhouse

Status	Sale	Price	695,000 €
Bedrooms	3	Bathrooms	3
Build size	204 m²	Plot Size	146 m²
Terrace	125 m²	Parking places	by request

Features

Pool, Air conditioning, Private garden, Parking, Resale