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



ATALAYA

1 790 000 €

■■■■■■■■■ R5142733

■■■■■■■■■







At Luxury Realty, we proudly present an unparalleled off-plan investment opportunity: a magnificent frontline golf villa situated in the prestigious El Campanario area of Atalaya, Southern Spain. This brand-new contemporary residence offers direct, unobstructed views over the meticulously manicured fairways, promising a lifestyle of serene luxury and sophisticated comfort. Designed for effortless Mediterranean living, it seamlessly blends minimalist architecture with warm natural details and enchanting boho-tropical interiors, creating a unique sanctuary where modern design meets timeless elegance. Envision your bespoke home, perfectly tailored to your desires, awaiting you in one of the Costa del Sol's most sought-after locations.

Strategically nestled in Atalaya, a highly desirable enclave between the vibrant towns of Estepona and Marbella, this property offers an exceptional balance of tranquility and accessibility. Atalaya is renowned for its lush championship golf courses, pristine beaches, and a wealth of local amenities including international schools, gourmet restaurants, boutique shops, and state-of-the-art sports facilities. Just a short drive away, you can immerse yourself in the glamour of Puerto Banús, famous for its luxury yachts, designer boutiques, and dynamic nightlife, or explore the historic charm of Marbella’s old town with its exquisite dining and cultural offerings. The region's excellent infrastructure provides swift connections to both Malaga and Gibraltar international airports, placing you within easy reach of global travel and ensuring convenience for both residents and visitors alike.

The allure of Southern Spain extends beyond its stunning landscapes and idyllic climate. It is a region rich in culture, gastronomy, and an array of outdoor activities. From world-class golf and exhilarating watersports to equestrian pursuits and scenic hiking trails in the nearby Sierra Bermeja mountains, there is an endless tapestry of experiences to discover. This villa serves as your perfect base to embrace the authentic Andalusian lifestyle, whether you’re enjoying a round of golf, unwinding on sun-drenched sands, or indulging in the region's celebrated culinary delights. Its prime location in Atalaya guarantees both exclusivity and unparalleled convenience, making it an ideal choice for a permanent residence, a luxurious holiday escape, or a shrewd investment.

The architectural vision for this villa is a testament to contemporary elegance and functional design. Spanning an approximate plot of 471 m² with a generous built area ranging from 280 to 320 m², the residence offers expansive living spaces meticulously crafted for the discerning owner. The structure boasts a sleek, modern flat-roof design, which not only enhances its contemporary aesthetic but also allows for optimal utilization of space. This is beautifully complemented by elegant glass balustrades that maximize natural light flow and provide uninterrupted panoramic views of the verdant golf course. The intelligent integration of natural stone and warm wood accents throughout both the exterior and interior creates a sophisticated yet inviting ambiance, perfectly balancing modern lines with organic textures and epitomizing high-end design.

Inside, the villa is a haven of light, space, and ultimate comfort. It features a versatile configuration of 4 to 5 generously sized bedrooms, all of which are designed with their own luxurious en-suite bathrooms, ensuring privacy and convenience for every resident and guest. The master suite stands as a private retreat, offering an expansive layout, a spa-like en-suite, and its own secluded private terrace—an idyllic spot for peaceful mornings or serene evenings overlooking the picturesque golf course. The heart of the home is the magnificent open-plan living and dining area, measuring an impressive 8×6 meters. This grand space is characterized by dramatic floor-to-ceiling glass panels that not only flood the interiors with an abundance of natural light but also create a seamless connection with the outdoor terraces and the breathtaking golf course beyond, perfect for entertaining or quiet relaxation.

The state-of-the-art designer kitchen is a culinary enthusiast's dream, complete with a stylish island that serves as both a functional workspace and a social hub. This modern kitchen is strategically positioned to connect effortlessly with an outdoor BBQ and dining area, making alfresco meals an integral and enjoyable part of the Mediterranean lifestyle. Every detail within the villa, from the choice of fixtures to the quality of materials, reflects a commitment to luxurious living and impeccable craftsmanship.

This off-plan opportunity is truly exclusive, offering you the rare privilege to personalize your future home from its foundational stages. Before construction commences, you will have the unique chance to collaborate directly with the design team, selecting bespoke finishes, premium materials, and even potentially modifying certain layouts to perfectly align with your individual taste

and lifestyle preferences. This exceptional level of customization ensures that your villa will not merely be a house, but a uniquely crafted sanctuary that authentically reflects your personal vision and embodies the pinnacle of bespoke luxury living.

Embrace the epitome of modern design, unparalleled comfort, and golf-front luxury with this exquisite villa in El Campanario, Atalaya. Representing an exceptional investment in one of Southern Spain's most desirable and rapidly appreciating locations, this property offers a lifestyle of distinction and an exclusive opportunity to own a bespoke masterpiece. Do not miss your chance to secure this dream home through Luxury Realty, where every detail is meticulously curated for your utmost satisfaction and long-term enjoyment.

■■■■■■

■■■■■■■■	R5142733	■■■ ■■■■■■■	■■■■■
■■■■■■	■■■■■■■	■■■■	1 790 000 €
■■■■■■■	4	■■■■■■	4
■■■■■■■	300 m²	■■■■■■■	471 m²
■■■■■■■	50 m²	■■■■■■■■	■■ ■■■■■■■

■■■■■■■■■■■■■■■

■■■■■■■, ■■■■■■■■■■■, ■■■■■■■ ■■■, ■■■■■■■■■, ■■■■■■■■■■

■■■■■■ ■■■■■■■■■■■■

■■■■■■■■■ ■■■■■■■■■■ ■■■ ■■■■■■■
■■■■■■■ — ■■■■■ ■■■ ■■ ■■■■■■■■■■.

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