

ESTEPONA

460 000 €

■■■■■■■■ R5358469

■■■■■■■■■■■ ■■■■■■■■■■
■■ ■■■■■■■■ ■■■■■
■■■■■■■■■: ■■■■■■■■■■■■
■■■■■■■■■■■■■■■■■■■■■
■■■■■■■

2	2	135 m²	20 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

Exclusively presented by Luxury Realty, discover an exquisite townhouse nestled in Nueva Atalaya, Estepona, ideally situated on the prestigious New Golden Mile. This prime Southern Spain location, synonymous with luxury, places you in the heart of the Costa del Sol. Just a short drive separates this tranquil residence from the vibrant sophistication of Marbella and the glamorous allure of Puerto Banús, offering unparalleled Mediterranean living and easy access to world-class amenities.

This magnificent property spans 135 m² of meticulously crafted built space, intelligently distributed across two levels for optimal comfort and functionality. It currently features two elegantly appointed bedrooms and two modern bathrooms, designed for serene relaxation. Its exceptional potential allows for seamless creation of a third bedroom and an additional bathroom. This adaptability caters to a growing family or presents a significant opportunity to enhance rental income and capital appreciation in a dynamic real estate market.

Upon entering the main floor, you are greeted by a refined living-dining area, bathed in natural light through expansive, floor-to-ceiling windows. A charming fireplace creates a warm ambiance perfect for gatherings. This open-plan space seamlessly transitions into a modern, fully-equipped kitchen with contemporary fittings and ample storage. Direct access leads to a delightful private terrace – an outdoor sanctuary for enjoying the Mediterranean climate year-round, ideal for al fresco dining or simply unwinding.

The upper floor is dedicated to private quarters, ensuring utmost comfort and discretion. Spacious bedrooms are designed as peaceful retreats, each featuring generous dimensions and integrated storage. Accompanying bathrooms offer everyday luxury. Benefitting from a desirable south-facing orientation, the entire upper level is continually illuminated by abundant natural light, creating a bright, uplifting, and inviting ambiance. These private spaces are a true sanctuary complemented by serene views.

This elegant townhouse is part of a peaceful, exclusive private community, offering residents a secure and harmonious living environment. Spanning approximately 6,000 m², the meticulously maintained communal gardens are a true highlight – a lush oasis with mature Mediterranean flora and charming pathways for leisurely strolls. At the heart of this landscape lies a spacious communal swimming pool, perfectly designed for refreshing dips or lounging poolside on the expansive solarium. This secure community fosters a resort-style living atmosphere where relaxation and leisure are effortlessly woven into daily life.

The property's location is truly unbeatable, offering an exquisite balance between serene residential living and unparalleled convenience. Residents enjoy effortless access to premium amenities: high-end supermarkets, gourmet restaurants, prestigious international schools, and renowned golf courses. The pristine sandy beaches of the Costa del Sol are just moments away, inviting you to indulge in sun-drenched days and water sports. This strategic positioning ensures that whether you seek vibrant entertainment, educational excellence, or nature's calm, everything is within easy reach, solidifying Nueva Atalaya's reputation for offering the best of Mediterranean lifestyle.

Representing an exceptional opportunity, this townhouse is an ideal choice for a luxurious permanent residence, a sophisticated holiday home, or a strategic investment in one of the most desirable and rapidly appreciating areas of the Costa del Sol. Its blend of elegant design, versatile living spaces, premium community amenities, and enviable location ensures its appeal to a discerning clientele. Seize the chance to own a slice of paradise in Southern Spain, offering a coveted lifestyle of comfort, convenience, and unparalleled Mediterranean charm. Contact Luxury Realty today to discover this extraordinary offering and embark on your journey to coastal living excellence.

■■■■■■

■■■■■■■■	R5358469	■■■ ■■■■■■■	■■■■■■■■
■■■■■■	■■■■■■■	■■■■	460 000 €
■■■■■■■	2	■■■■■■	2
■■■■■■■	135 m²	■■■■■■■	–

■■■■■■■■	20 m²
■■■■■■■■■	■■ ■■■■■■■■

■■■■■■■■■■■■■■■■

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