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



ATALAYA

960 000 €

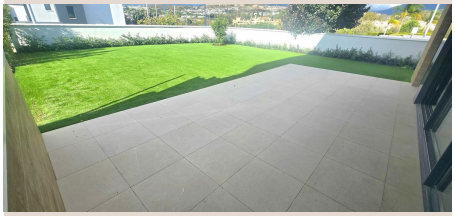
■■■■■ ■ Atalaya

■■■■■■■■ R5543512

4	4	174 m²	180 m²	29 m²
■■■■■■■	■■■■■■	■■■■■■■	■■■■■■■	■■■■■■■













■■■■■■■■

Corner semi-detached house with large garden in Serene Atalaya. Modern semi-detached corner house located in Serene Atalaya, in an exclusive contemporary-style urbanization in the sought-after area of Nueva Atalaya, on the Costa del Sol. A property designed for those looking for comfort, spaciousness, natural light and an excellent quality of life close to international schools, golf courses and all services. Thanks to its magnificent southwest orientation, the home enjoys abundant natural light for much of the day, as well as pleasant sunsets from its outdoor areas. Its modern and functional distribution offers spacious and well-used spaces, ideal both as a habitual residence and as a second home. On the upper floor there are three bedrooms, designed to offer comfort and privacy. The master bedroom stands out for its dressing room and en-suite bathroom of contemporary design, creating an intimate and cozy space. The secondary bedrooms are bright, good size and share a modern bathroom. The property also has a large basement with natural light, one of the great advantages of this home due to its versatility. This space has a full bathroom and separate laundry area, and can be used as an additional bedroom, guest area, leisure room, gym, office or family room. The home is equipped with an aerothermal system, hot/cold air conditioning and current finishes, guaranteeing comfort and energy efficiency throughout the year. The kitchen comes fully equipped and the property has built-in wardrobes, alarm and intercom. Outside, the 180 m² garden offers a perfect space to enjoy the Mediterranean climate, with the possibility of creating a chill out area, outdoor dining room or even building a private pool, turning it into a true personal oasis. In addition, the property includes private parking for two vehicles, providing comfort and security. Its location is ideal: a few steps from Atalaya Golf and Atalaya International School, and with easy access to Guadalmina, San Pedro de Alcántara, Estepona, Marbella, beaches, restaurants, supermarkets and leisure areas. A contemporary, bright and functional home, perfect for families, golf lovers or those looking for a modern property in one of the most desirable residential enclaves on the Costa del Sol. Main features: Corner semi-detached house in Atalaya, Costa del Sol. 4 bedrooms, 4 bathrooms. Constructed area: 173 m². Terrace: 29 m². Garden: 180 m². Location: close to golf, close to schools, urbanization. Orientation: southwest. Condition: new construction. Pool: ■communal. Air ■conditioning: ■hot/cold ■air conditioning ■and ■aerothermal ■system. Views: ■mountain. Features: ■built-in wardrobes, ■basement ■with natural ■light, ■separate laundry. Furniture: ■unfurnished. Kitchen: ■fully ■equipped. Security: ■intercom and alarm. Parking: ■private ■for ■more ■than ■one ■vehicle.

■■■■■■

■■■■■■■■	R5543512	■■■ ■■■■■■■■	■■■■■
■■■■■■■	■■■■■■■	■■■■■	960 000 €
■■■■■■■■	4	■■■■■■■	4
■■■■■■■■	174 m²	■■■■■■■■	180 m²
■■■■■■■■	29 m²	■■■■■■■■■	■■ ■■■■■■■■

■■■■■■ ■■■■■■■■■■■■■■

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

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