





# Ground Floor Apartment in Atalaya

Price € 690,000

Bedrooms	2
Bathrooms	2
Build Size	100 m²
Terrace	45 m²
Plot Size	235 m²

## SETTING

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Urbanisation

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Pool
- ✓ Courtyard

## FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Paddle Tennis
- ✓ Tennis Court
- ✓ Storage Room
- ✓ Barbeque
- ✓ Domotics
- ✓ Fiber Optic

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal
- ✓ Private

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System

## PARKING

- ✓ Underground
- ✓ Garage
- ✓ Street

## UTILITIES

- ✓ Electricity
- ✓ Solar water heating

## CATEGORY

- ✓ Golf
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
- 

Located in the exclusive Las Terrazas de Atalaya residential complex in Estepona, this exceptional two-bedroom apartment with terrace and large private garden offers privacy, comfort and open golf views within a secure gated community.

The property features 100 m<sup>2</sup> built, marble flooring throughout and a spacious open-plan living area with direct access to a 45 m<sup>2</sup> terrace and a 90 m<sup>2</sup> private garden. Thanks to its unique position, the apartment enjoys its own secluded garden area, ideal for outdoor living, entertaining or even installing a private inflatable swimming pool if desired.

The apartment offers two bedrooms with fitted wardrobes and two bathrooms, including a master bedroom with en-suite bathroom and direct access to the garden.

A major highlight of the property is the fully upgraded climate control system, recently replaced with a multi-zone air conditioning system, allowing independent temperature control in each room. Each area can be regulated separately, providing true climate comfort throughout the apartment.

The kitchen is equipped with a premium integrated water system, allowing hot, cold and sparkling water on demand, adding both convenience and a high-end touch to everyday living.

Approximately 90% of the appliances and furnishings are included, as the apartment is sold exactly as it is, with only a few personal items to be removed. The property is completely ready to move in, offering a turnkey solution with no additional investment required.

The apartment also benefits from an advanced security alarm system and a fully automated smart home (domotics) system, allowing remote control of curtains, air conditioning, water supply, temperature settings and more — all designed for maximum comfort, efficiency and peace of mind.

Additional features include air conditioning, double glazing, electric shutters, reinforced security door, private storage room and three parking spaces (P2, P12 and P13).

The community offers landscaped gardens, a communal swimming pool, paddle tennis court, barbecue area, outdoor gym, controlled access and video surveillance.

Ideally located close to Atalaya Golf, local amenities and with excellent connections to Estepona and Marbella, this property is perfect as a permanent residence, luxury holiday home or high-quality investment.

A true paradise — one of the best options on the market. Do not miss this opportunity.

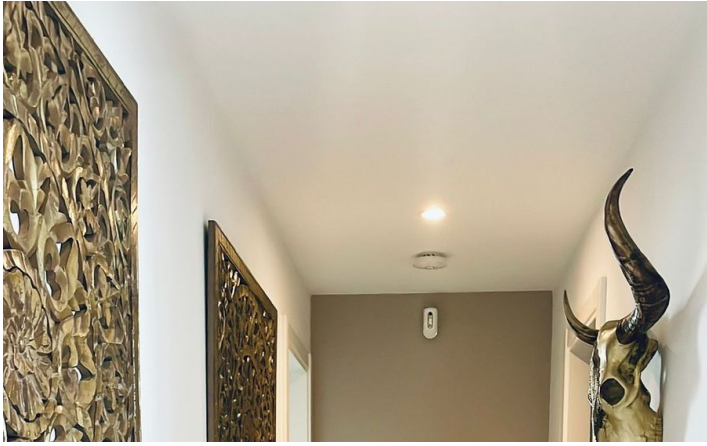
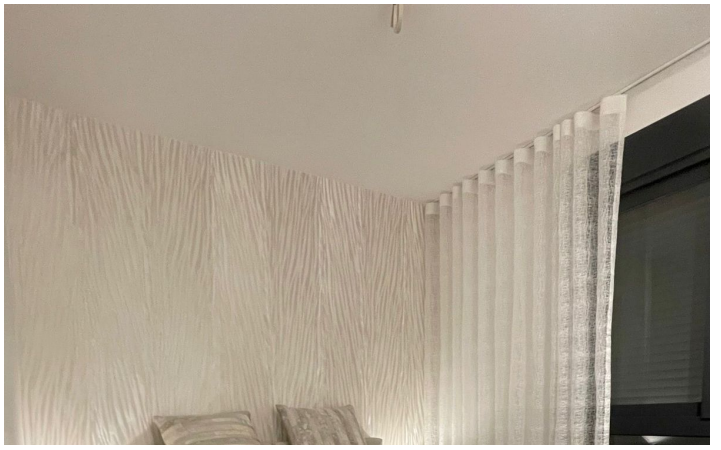
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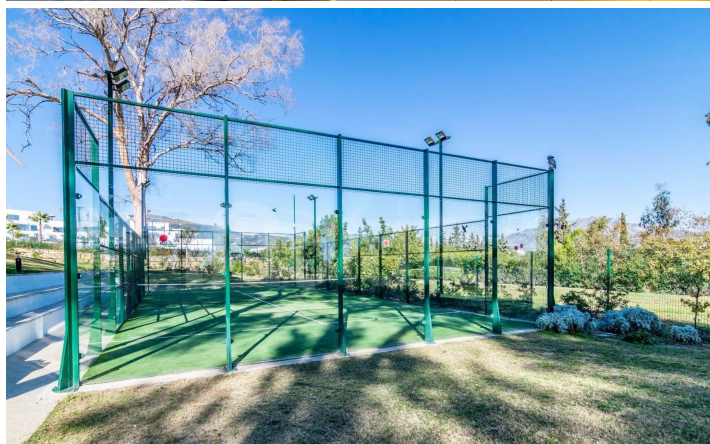
GALLERY











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