





# Ground Floor Apartment in Atalaya

Price € 670,000

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
- 

Corner ground-floor apartment with 2 bedrooms and 2 bathrooms (one en suite) featuring a spacious, sunny private garden of 122 m² in Las Terrazas de Atalaya.

Located within a modern residential complex with large, beautifully maintained gardens, several communal swimming pools, a barbecue area, outdoor gym, and a paddle tennis court, this apartment offers an exclusive setting and an excellent quality of life.

### Key features

- Corner ground-floor unit with high privacy
- Entrance hall
- Spacious open-plan living and dining area
- Private terrace of 45 m²
- Large, sunny private garden of 122 m²
- Direct access from the living room and bedrooms through sliding doors
- 2 bedrooms
- 2 bathrooms (master bedroom en suite and a second spacious bathroom with bathtub)
- Fully equipped designer kitchen
- Separate utility/laundry room
- Includes 1 underground parking space of 12.5 m²
- Includes 1 storage room

### Quality finishes & equipment

- Integrated Siemens appliances
- Quooker system (filtered cold still and sparkling water, plus boiling water)
- Home automation system throughout the property
- Airzone climate control with individual room zoning
- Electric shutters
- LED lighting
- Glass curtains/enclosures
- Double glazing
- Security door
- Alarm system
- Porcelanosa sanitaryware and Hansgrohe taps

### Location

- Between Marbella, Benahavís and Estepona
- Just a few meters from a supermarket, shopping center and an international school
- Atalaya Golf directly opposite

- Beach only 4 minutes by car

Additional garage

Option to purchase 2 additional parking spaces (12.5 m<sup>2</sup> each) for €20,000

Move-in ready and designed to be enjoyed from day one.

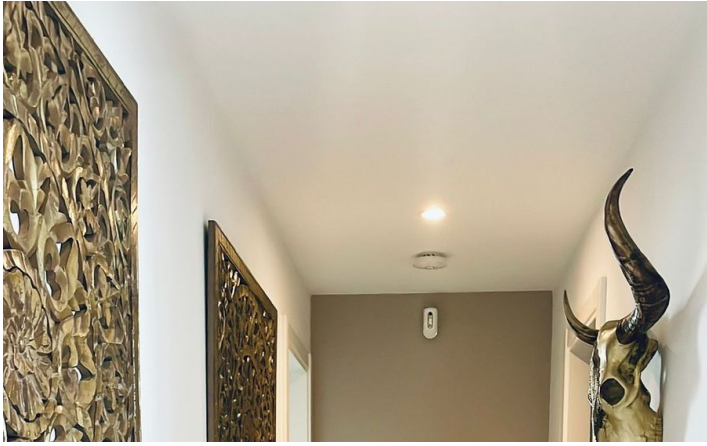
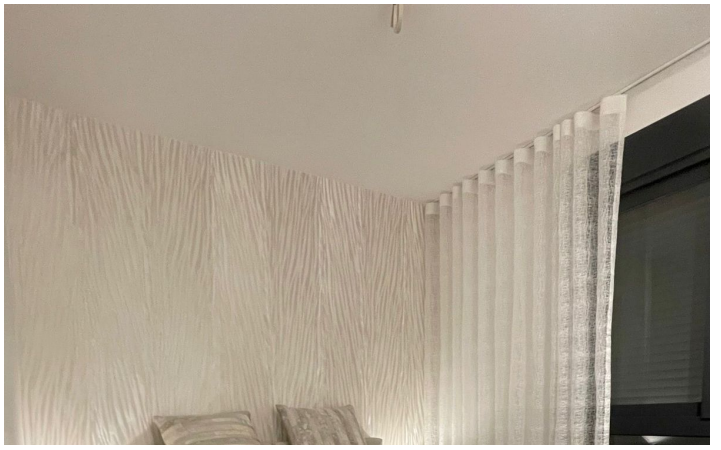
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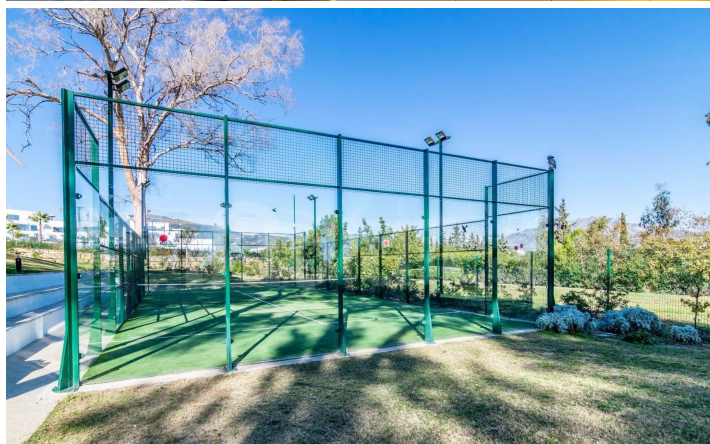
GALLERY











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