



Middle Floor Apartment in Estepona

Price € 825,000

Bedrooms	2
Bathrooms	2
Build Size	91 m²
Terrace	81 m²
Plot Size	172 m²

SETTING

- ✓ Close To Schools
- ✓ Urbanisation

ORIENTATION

- ✓ South West

CONDITION

- ✓ Excellent

POOL

- ✓ Communal
- ✓ Indoor
- ✓ Heated

CLIMATE CONTROL

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

VIEWS

- ✓ Mountain
- ✓ Panoramic

FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Double Glazing
- ✓ Lift
- ✓ Storage Room
- ✓ Fitted Wardrobes
- ✓ Ensuite Bathroom

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Landscaped

SECURITY

- ✓ Gated Complex
- ✓ 24 Hour Security
- ✓ Entry Phone
- ✓ Alarm System

PARKING

- | | | |
|---------------|-----------|-----------|
| ✓ Underground | ✓ Garage | ✓ Covered |
| ✓ Communal | ✓ Private | |

UTILITIES

- ✓ Electricity

CATEGORY

- | | |
|--------|----------|
| ✓ Golf | ✓ Luxury |
|--------|----------|
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Located in the sought-after Cataleya Phase 2, this rare 2-bedroom first-floor apartment combines modern luxury, expansive outdoor living, and a prime Costa del Sol address. With only three apartments of this layout in the entire development, it offers unmatched exclusivity.

With 91 m² of elegant interior space and an impressive 81 m² terrace, this home is designed for the Mediterranean lifestyle. The spacious open-plan kitchen and living area connect seamlessly to the expansive terrace through floor-to-ceiling sliding glass doors, creating a light-filled environment perfect for both entertaining and relaxation.

This apartment is being sold fully furnished with high-end designer furniture, allowing you to move in and enjoy a turnkey luxury home from day one.

The master suite features an en-suite bathroom, built-in wardrobes, and direct access to the terrace. The second double bedroom also opens onto the terrace, ensuring natural light and privacy throughout.

Exclusive Features & Amenities

- 91 m² of beautifully designed interior space
- 81 m² private terrace with space for dining & lounging
- Sold fully furnished with luxury designer furniture
- Modern open-plan kitchen with premium appliances
- Master suite with en-suite bathroom & terrace access
- Additional double bedroom with terrace access
- Gated community with 24h security
- Heated pool & 450 m² saltwater outdoor pool
- Underground parking & private storage room

Rental license in place

Prime Location Between Marbella & Estepona

Set within a secure, low-density development with lush gardens and resort-style facilities, Cataleya Phase 2 enjoys a privileged location:

Estepona / San Pedro border – peaceful yet connected

Walking distance to Atalaya Golf Club

Just 2 km from the beach

17 minutes to Marbella & 17 minutes to Estepona

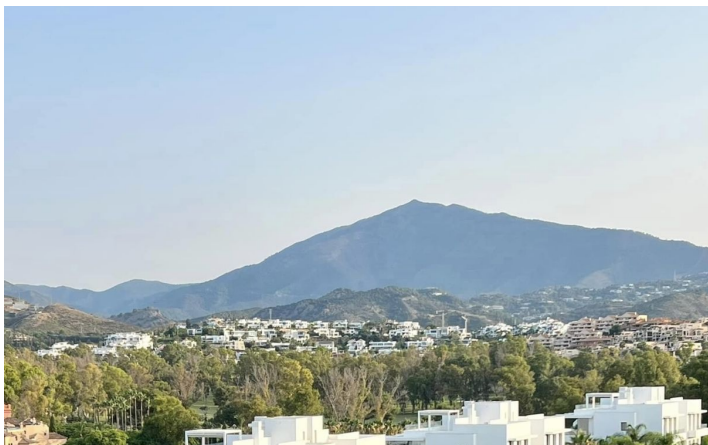
45 minutes to Málaga Airport

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GALLERY







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