



# Semi-Detached House in Atalaya

Price € 745,000

Bedrooms	3
Bathrooms	3
Build Size	130 m <sup>2</sup>
Terrace	35 m <sup>2</sup>
Plot Size	165 m <sup>2</sup>

## SETTING

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Port
- ✓ Close To Schools
- ✓ Close To Shops

## ORIENTATION

- ✓ West

## CONDITION

- ✓ Excellent
- ✓ New Construction

## POOL

- ✓ Communal
- ✓ Children`s Pool

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ U/F/H Bathrooms
- ✓ Central Heating
- ✓ U/F Heating

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace

## FURNITURE

- ✓ Not Furnished

## KITCHEN

- ✓ Fully Fitted
- ✓ Partially Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone

## PARKING

- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Drinkable Water

## CATEGORY

✓ Luxury

✓ Resale

✓ Contemporary

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### Contemporary Luxury Townhouse | Marbella West

#### The Perfect Balance of Modern Design & Prime Location

Nestled in the heart of Marbella West, this brand-new townhouse represents the pinnacle of modern Mediterranean living. Designed with a sleek, contemporary aesthetic and finished to the highest standards, this home is perfect for those who refuse to compromise on quality or location.

#### Interior Excellence

The property features a bright, open-plan kitchen and living area that flows effortlessly toward the outdoors. Every detail has been considered for year-round comfort:

3 Spacious Bedrooms: Including a master suite with premium finishes.

2 High-End Bathrooms + Guest Cloakroom: Featuring top-tier porcelain and fixtures.

Climate Control: Enjoy total comfort with underfloor heating throughout and independent air conditioning in every room.

Seamless Flow: Large floor-to-ceiling windows ensure the home is bathed in natural light.

#### Outdoor Living & Amenities

The Costa del Sol is all about the "al fresco" lifestyle, and this home delivers:

Expansive Terrace: A generous space designed specifically for outdoor dining, lounging, and entertaining.

Urbanization Facilities: Set within a secure, manicured community featuring a large swimming pool and a dedicated children's pool.

#### A Location Without Equal

You are perfectly positioned to enjoy the very best of the coast:

Marbella & Puerto Banús: Just a 10-minute drive to world-class dining and luxury shopping.

Estepona: Reach the "Garden of the Costa del Sol" in only 15 minutes.

The Beach: Golden sands and chiringuitos are approximately 10 minutes away.

Benahavís Village: Moments away from the region's most picturesque white-washed village, famous for being the "Gastronomic Corner" of Andalusia.

Our Take: This property is a rare find that checks every box for a primary residence or a high-yield holiday investment. The inclusion of underfloor heating throughout is a premium feature that truly sets it apart from standard builds in the area.

Semi-Detached House, Atalaya, Costa del Sol.

3 Bedrooms, 3 Bathrooms, Built 130 m<sup>2</sup>, Terrace 35 m<sup>2</sup>.

Setting : Close To Golf, Close To Port, Close To Shops, Close To Town, Close To Schools.

Orientation : West.

Condition : Excellent, New Construction.

Pool : Communal, Children`s Pool.

Climate Control : Air Conditioning, Central Heating, U/F Heating, U/F/H Bathrooms.

Features : Covered Terrace, Fitted Wardrobes, Private Terrace.

Furniture : Not Furnished.

Kitchen : Fully Fitted, Partially Fitted.

Garden : Communal.

Security : Gated Complex, Entry Phone.

Parking : Private.

Utilities : Electricity, Drinkable Water.

Category : Luxury, Resale, Contemporary.

[View Property Online](#)

# GALLERY







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