



## Semi-Detached House for sale in Atalaya, Estepona

795,000 €

Reference: R5308201 Bedrooms: 3 Bathrooms: 3 Build Size: 130m<sup>2</sup> Terrace: 35m<sup>2</sup>





## Costa del Sol, Atalaya

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.



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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.



## Features:

### Features

Covered Terrace  
Private Terrace  
Fitted Wardrobes

### Setting

Close To Golf  
Close To Port  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Gated Complex  
Entry Phone

### Category

Luxury  
Resale  
Contemporary

### Orientation

West

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted  
Partially Fitted

### Parking

Private

### Climate Control

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

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
Drinkable Water