



## Rekkehus til salgs i Estepona, Estepona

1 250 000 €

Referanse: R5333266 Soverom: 3 Bad: 4 Bebygget areal: 318m<sup>2</sup>





## Costa del Sol, Estepona

Magnificent high-end semi-detached villa located in the Serene Atalaya development, Estepona, Málaga, set within one of the most prestigious and sought-after residential areas of the Costa del Sol. The New Golden Mile has established itself as a benchmark location thanks to its exclusivity, tranquility, and outstanding urban planning, combining modern contemporary developments with a carefully integrated natural environment.

The area stands out for its proximity to the sea, renowned golf courses, exclusive beach clubs, fine-dining restaurants, and luxury hotels, as well as its excellent connections to Estepona, Marbella, and Puerto Banús. All of this within a secure, private setting surrounded by green areas, offering a sophisticated and comfortable lifestyle, ideal both as a primary residence or a second home in one of the most valued locations along the Mediterranean coast.

### Surface Areas

Total Built Area: 181.87 m<sup>2</sup>

Outdoor Usable Area: 298.46 m<sup>2</sup>

Plot Size: 318.73 m<sup>2</sup>

Interior Usable Area: 154.97 m<sup>2</sup>

Built Area of the House: 200.06 m<sup>2</sup>

Solarium Area: 44.47 m<sup>2</sup>

### Layout and Living Areas

Living-dining room with integrated kitchen

Pantry

Laundry room

Sleeping Area

3 bedrooms, one of them en-suite

Walk-in wardrobe

Lower Ground Floor (-1 level)

(with English patio and excellent natural light)

Open and versatile space with the possibility of being used as:



Wine cellar

Large suite

Two additional bedrooms

Gym

Cinema room

Living room / lounge

Bathrooms

3 full bathrooms

1 guest toilet

Outdoor Spaces

Covered terraces

Open terraces

Private gardens

Private parking with capacity for 2 vehicles

There is also the possibility of building a private swimming pool at an additional cost.

Retail, a leading specialist in luxury properties.

We offer a selection of exclusive homes in the most prestigious locations across Spain.



## Egenskaper:

### Funksjoner

Dekket terrasse  
Privat terrasse  
Satellitt -TV  
Lagerrom  
Ensuite bad  
Dobbeltvindu  
Monterte garderober  
Solarium  
Wifi  
Treningsstudio

Kjeller

Fiberoptisk

### Utsikt

Fjell  
Hage  
Basseng  
Golf

### Basseng

Rom for basseng

### Hage

Privat

### Verktøy

Elektrisitet  
Drikkbart vann  
Gass

### Orientering

Vest

### Innstilling

Kommersielt område  
Stranden  
I nærheten av havnen  
Urbanisering  
Nær sjøen  
I nærheten av butikker  
Nær byen  
Nær skoler  
By  
Havn

### Møbler

Ikke møblert

### Sikkerhet

Inngjerdet kompleks  
24 timers sikkerhet  
Alarmsystem  
Inngangstelefon

### Kategori

Investering  
Luksus

### Klimakontroll

Klimaanlegg  
Pre -installert a/c  
Kald a/c  
Varm a/c  
Sentraloppvarming  
U/f/h bad

### Betingelse

Glimrende  
Nybygg

### Kjøkken

Fullt montert

### Parkering

Underjordisk  
Garasje  
Privat