## **LUNDE & NIETO**

PROPERTIES -



## Middle Floor Apartment for sale in Estepona, Estepona

825,000€

Reference: R5139946 Bedrooms: 2 Bathrooms: 2 Build Size: 91m<sup>2</sup> Terrace: 81m<sup>2</sup>















### Costa del Sol, Estepona

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 m<sup>2</sup> of elegant interior space and an impressive 81 m<sup>2</sup> 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 ensuite 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 m<sup>2</sup> of beautifully designed interior space • 81 m<sup>2</sup> 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 m<sup>2</sup> 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

# LUNDE & NIETO



#### **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouth WestAir Conditioning

Covered Terrace South West Air Conditioning
Lift Cold A/C

Private Terrace Hot A/C

Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes

ViewsSettingConditionMountainUrbanisationExcellent

Panoramic Close To Schools

PoolFurnitureKitchenCommunalFully FurnishedFully Fitted

Heated Indoor

Garden Security Parking

Communal Gated Complex Underground

Landscaped 24 Hour Security Garage
Alarm System Private
Entry Phone Covered
Communal

Utilities Category
Electricity Golf
Luxury