



## Ground Floor Apartment for sale in Atalaya, Estepona

**690.000 €**

Reference: R5047735   Bedrooms: 2   Bathrooms: 2   Plot Size: 57m<sup>2</sup>   Build Size: 95m<sup>2</sup>   Terrace: 34m<sup>2</sup>





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## Costa del Sol, Atalaya

Stunning 2-Bedroom Garden Apartment in Atalaya Emotion – Brand New, Ready to Move In This exceptional ground-floor apartment in the exclusive Atalaya Emotion complex offers a unique blend of comfort, style, and tranquility. Located in one of the most peaceful corners of the development, this brand-new, never-lived-in unit boasts direct access to two private gardens – ideal for families, couples, or as a premium investment. Key Features: • 2 spacious bedrooms and 2 modern bathrooms • Open-plan living and dining room, flooded with natural light • Designer kitchen with central island and high-end Siemens appliances • Underfloor heating and independent air-conditioning in every room • Private garden with panoramic views of the relaxation area, artificial lagoon, and playground – all within steps from your terrace • Second private garden accessible from both bedrooms • Large underground parking space and ample storage room included in the price • Located on the prestigious “Pyramid” corner of the development – one of the most desirable units Prime Location: • Just 7 minutes by car from Puerto Banús, beaches, and golf • Situated in a rapidly growing, high-potential residential area • Directly across the street from Atalaya International School – ranked among the Top 10 bilingual schools in Marbella • No traffic stress: just open the gate and walk your children to school in 30 seconds This is an ideal opportunity for those seeking a serene lifestyle in a high-end community, with full access to all the exceptional facilities Atalaya Emotion has to offer.



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Uydu televizyonu  
Depo  
Wifi  
Spor salonu

### Görüşler

Bahçe  
Havuz  
Göl  
Havuz  
Ortak  
Çocukların havuzu

### Otopark

Yeraltı  
Garaj  
Özel

### Oryantasyon

Güney

### Ayar

Golf'e yakın  
Dükkanlara Yakın  
Okullara yakın

### Bahçe

Özel

### Kamu hizmetleri

Elektrik  
Güneş Su Isıtma

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
U/F Isıtma

### Durum

Harika  
Yeni İnşaat

### Güvenlik

Kapılı kompleks

### Kategori

Golf  
Lüks