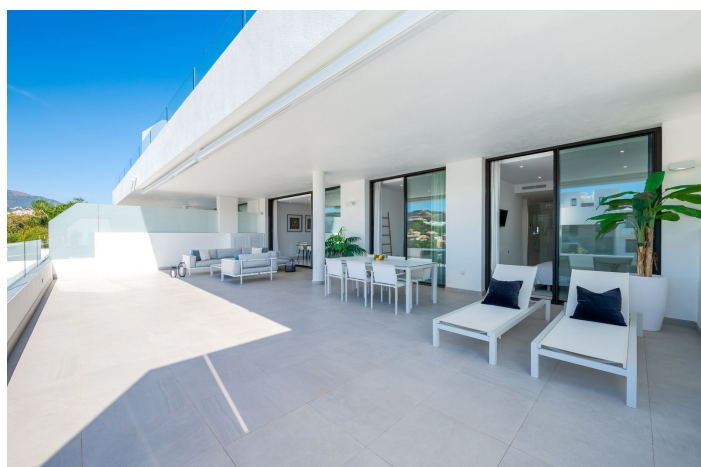




## Appartement au milieu à vendre à Estepona, Estepona

825 000 €

Référence: R5139946    Chambres: 2    Bain: 2    Construite: 91m<sup>2</sup>    Terrasse: 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 en-suite 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



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Double vitrage  
Armoires ajustées

### Vues

Montagne  
Panoramique

### Piscine

Communautaire  
Chauffé

Indoor

### Jardin

Communautaire  
Aménagé

### Services publics

Électricité

### Orientation

Sud-ouest

### Paramètre

Urbanisation  
Près des écoles

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Téléphone d'entrée

### Catégorie

Golf  
Luxe

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Private  
Covered  
Communautaire