



## 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





## **Features:**

Özellikler Oryantasyon İklim kontrolü

Kapalı teras Güney Batı Klima

Kaldırmak Soğuk klima Özel teras Sıcak klima

Depo

**Ensuite Banyo** 

Çift cam

Takılmış gardıroplar

GörüşlerAyarDurumDağKentleşmeHarika

Panoramik Okullara yakın

HavuzMobilyaMutfakOrtakTamamen mobilyalıTam takılmış

Isıtmalı Kapalı

BahçeGüvenlikOtoparkOrtakKapılı kompleksYeraltıPeyzajlı24 saatlik güvenlikGarajAlarm sistemiÖzelGiriş telefonuKapalı

Kamu hizmetleriKategoriElektrikGolf

Lüks

Ortak