



## 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 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



## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Özel teras  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar

### Görüşler

Dağ  
Panoramik

### Havuz

Ortak  
Isıtmalı  
Kapalı

### Bahçe

Ortak  
Peyzajlı

### Kamu hizmetleri

Elektrik

### Oryantasyon

Güney Batı

### Ayar

Kentleşme  
Okullara yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
24 saatlik güvenlik  
Alarm sistemi  
Giriş telefonu

### Kategori

Golf  
Lüks

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Harika

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Garaj  
Özel  
Kapalı  
Ortak