



## Ground Floor Apartment for sale in Atalaya, Estepona

**690.000 €**

Reference: R5218576   Bedrooms: 2   Bathrooms: 2   Plot Size: 90m<sup>2</sup>   Build Size: 100m<sup>2</sup>   Terrace: 45m<sup>2</sup>





## Costa del Sol, Atalaya

Located in the exclusive Las Terrazas de Atalaya residential complex in Estepona, this exceptional two-bedroom apartment with terrace and large private garden offers privacy, comfort and open golf views within a secure gated community. The property features 100 m<sup>2</sup> built, marble flooring throughout and a spacious open-plan living area with direct access to a 45 m<sup>2</sup> terrace and a 90 m<sup>2</sup> private garden. Thanks to its unique position, the apartment enjoys its own secluded garden area, ideal for outdoor living, entertaining or even installing a private inflatable swimming pool if desired. The apartment offers two bedrooms with fitted wardrobes and two bathrooms, including a master bedroom with en-suite bathroom and direct access to the garden. A major highlight of the property is the fully upgraded climate control system, recently replaced with a multi-zone air conditioning system, allowing independent temperature control in each room. Each area can be regulated separately, providing true climate comfort throughout the apartment. The kitchen is equipped with a premium integrated water system, allowing hot, cold and sparkling water on demand, adding both convenience and a high-end touch to everyday living. Approximately 90% of the appliances and furnishings are included, as the apartment is sold exactly as it is, with only a few personal items to be removed. The property is completely ready to move in, offering a turnkey solution with no additional investment required. The apartment also benefits from an advanced security alarm system and a fully automated smart home (domotics) system, allowing remote control of curtains, air conditioning, water supply, temperature settings and more – all designed for maximum comfort, efficiency and peace of mind. Additional features include air conditioning, double glazing, electric shutters, reinforced security door, private storage room and three parking spaces (P2, P12 and P13). The community offers landscaped gardens, a communal swimming pool, paddle tennis court, barbecue area, outdoor gym, controlled access and video surveillance. Ideally located close to Atalaya Golf, local amenities and with excellent connections to Estepona and Marbella, this property is perfect as a permanent residence, luxury holiday home or high-quality investment. A true paradise – one of the best options on the market. Do not miss this opportunity.





## Features:

### Özellikler

Kapalı teras  
Kaldırmak  
Uydu televizyonu  
Depo  
Solaryum  
Wifi  
Kürek tenisi  
Tenis kortu  
Barbekü  
Domotik  
Fiber optik

### Ayar

Golf'e yakın  
Kentleşme  
Cephe Golf

### Mobilya

Tamamen mobilyalı

### Güvenlik

Kapılı kompleks  
Alarm sistemi

### Kategori

Tatil Evleri  
Yatırım  
Golf  
Lüks

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima

### Durum

Harika

### Mutfak

Tam takılmış

### Otopark

Yeraltı  
Garaj  
Sokak

### Görüşler

Dağ  
Ülke  
Havuz  
Golf  
Avlu

### Havuz

Ortak

### Bahçe

Ortak  
Özel  
Kamu hizmetleri  
Elektrik  
Güneş Su Isıtma