



## Detached Villa for sale in Atalaya, Estepona

**2.195.000 €**

Reference: R4981324   Bedrooms: 6   Bathrooms: 5   Plot Size: 1.226m<sup>2</sup>   Build Size: 417m<sup>2</sup>   Terrace: 102m<sup>2</sup>





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## Costa del Sol, Atalaya

**Spacious Contemporary Villa in the Heart of the Golden Triangle** This impressive modern villa is located in the sought-after residential area of Monte Biarritz, perfectly positioned at the heart of the Golden Triangle—offering seamless access to Marbella, Estepona, and Benahavís. Just minutes from San Pedro de Alcántara and with convenient connectivity to the N-340 and AP-7, the home combines excellent accessibility with peaceful surroundings. Set on a generous plot of 1,221 m<sup>2</sup>, this substantial property boasts 417 m<sup>2</sup> of built space, distributed over two full levels above ground—no basement—allowing for abundant natural light and fluid living throughout. The villa comprises six spacious bedrooms, four well-appointed bathrooms, and an additional guest toilet, making it ideal for families or hosting guests in comfort and style. The ground floor features an expansive open-plan living and dining area with a sleek contemporary kitchen, complemented by large glass doors that open onto a sunlit terrace and private pool area—perfect for indoor-outdoor living. The upper level offers serene bedroom suites and additional terraces, all finished to the highest standards and enhanced with underfloor heating throughout for year-round comfort. Located within walking distance to restaurants, shops, bars, and even the beach, the villa provides unparalleled convenience. It's only a five-minute drive to the glamour of Puerto Banús or the charming gastronomic village of Benahavís. Nearby golf courses such as Atalaya, Guadalmina, and El Paraíso offer top-tier sport and leisure opportunities. Additional features include a carport for two vehicles, ample guest parking, and beautifully landscaped gardens. This is a rare opportunity to acquire a spacious, modern home in a prime location that balances luxury, lifestyle, and location in one of the Costa del Sol's most desirable areas.



## Features:

### Özellikler

Kapalı teras  
Özel teras  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Kamu hizmeti odası  
Ahşap döşeme

### Görüşler

Deniz  
Dağ

### Havuz

Özel

### Bahçe

Özel

### Kamu hizmetleri

Elektrik  
İçilebilir su

### CO2 Emisyon Derecesi

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### Oryantasyon

Güney  
Güney Doğu

### Ayar

Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Okullara yakın

### Mobilya

Tamamen mobilyalı

### Güvenlik

Alarm sistemi

### Kategori

Yeniden satış  
Modern

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
Şömine  
U/F Isıtma  
U/f/h banyo

### Durum

Harika  
Yeni İnşaat

### Mutfak

Tam takılmış

### Otopark

Özel  
Kapalı  
Birden fazla

### Enerji derecesi

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