



|   |                   |
|---|-------------------|
|  | Appartement       |
|  | 345.000€          |
|  | Estepona          |
|  | 2                 |
|  | 2.5               |
|  | 112m <sup>2</sup> |
|  | 0m <sup>2</sup>   |

Stylish First-Floor Apartment in Nueva Atalaya – 2 Bedrooms, 2.5 Bathrooms Beautifully presented first-floor apartment located in the sought-after residential area of Nueva Atalaya, ideally positioned close to all amenities, including schools, shops, restaurants, and with easy access to the main road connecting Marbella, Estepona, and Benahavís. The apartment offers two spacious bedrooms, both with ensuite bathrooms, plus an additional guest bathroom for added convenience. The large open-plan living and dining area features a striking high vaulted ceiling that enhances the sense of space and light, while a wood-burning fireplace creates a warm and welcoming atmosphere — perfect for year-round comfort. From the living room, sliding doors lead out to a covered terrace with glass curtains, providing a versatile outdoor space ideal for relaxing or entertaining in all seasons. The terrace enjoys views over the immaculately maintained communal gardens, surrounded by mature greenery and a large swimming pool that invites you to enjoy the Costa del Sol lifestyle. Additional features include a covered carport, air conditioning, and access to a well-established, friendly community renowned for its peaceful environment and excellent upkeep. This property offers an outstanding investment opportunity — perfect as a permanent home, holiday getaway, or rental investment. Combining comfort, character, and a prime location, this Nueva Atalaya apartment represents the very best of relaxed Mediterranean living.

E-mail (24/7): [info@sempersol777.com](mailto:info@sempersol777.com) - Tel.: [+32.468.123.777](tel:+32468123777) (office hours)

**SEMPERSOL777 SL**, Av. Ricardo Soriano 72, Edificio Golden, Planta 1b, 29601 MARBELLA (only by appointment)

WEB: <https://www.sempersol777.com>: your website for Marbella Real Estate

Disclaimer: Information is believed to be correct, but accuracy is not guaranteed, as we rely on third parties. Prices do not include purchase costs.  
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# Estepona

Ref. R5188375



## Situation

Magasins à proximité  
Mer à proximité  
Ville à proximité  
Ecoles à proximité

Partiellement meublé

## Jardin

Collectif

## Orientation

Sud-ouest

## Parking

Couvert

## Etat

Bon  
Rénovation nécessaire

## Services publics

Electricité  
Eau potable

## Piscine

Collective

## Régulateur de température

Climatisation  
Cheminée

## Vues

Jardin  
Piscine

## Caractéristiques

Terrasse couverte  
Transports à proximité  
Buanderie  
Salle de bains attenante  
Sol en marbre  
Fibre optique

## Mobilier

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