



	Appartement
	767.000€
	Estepona
	3
	2
	150m <sup>2</sup>
	0m <sup>2</sup>

Elegant 3-bedroom, 2-bathroom apartment located on the first floor within an exclusive private residential complex in the Atalaya area, in the golden triangle of Marbella – Estepona – Benahavís. The property stands out for its functional and bright layout, with spacious rooms and cross ventilation that provides natural freshness throughout the year. The living-dining room connects directly to a pleasant 21 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate, al fresco dining, or relaxing moments with open views of the landscaped surroundings. The kitchen is delivered fully equipped with integrated appliances (oven, hob, extractor hood, refrigerator, dishwasher, microwave, and washing machine), quartz countertops, and contemporary design cabinetry. The bedrooms offer excellent storage capacity thanks to lacquered built-in wardrobes with fully finished interiors. Both bathrooms feature high-quality sanitary ware and fittings, resin shower trays, and suspended furniture with LED lighting. Comfort and efficiency The property includes: • Underfloor heating throughout the apartment via aerothermal system • Pre-installation for ducted air conditioning • High-performance PVC exterior carpentry with double glazing • Large-format rectified porcelain flooring • Armored entrance door It is sold ready to move in, fully furnished, making it an excellent option as a primary residence, second home, or immediate investment. Includes 2 parking spaces and a storage room in the basement. Resort-style development The residential complex offers over 6,700 m<sup>2</sup> of communal areas with outdoor swimming pools (including a heated one), jacuzzis, ornamental lake, gym, children's areas, and extensive landscaped gardens. An ideal opportunity to enjoy the authentic Mediterranean lifestyle in one of the most sought-after areas of the Costa del Sol.

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

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# Estepona

Ref. R5315491



## Situation

Bord de mer  
Magasins à proximité  
Mer à proximité  
Ville à proximité  
Ecoles à proximité  
Urbanisation

## Orientation

Sud

## Etat

Excellent  
Nouvelle construction

## Piscine

Collective  
Chauffée

## Régulateur de température

Climatisation  
Chauffage au sol

## Vues

Mer  
Golf  
Jardin  
Piscine

## Caractéristiques

Terrasse couverte  
Ascenseur  
Garde-robes encastrées  
Transports à proximité

Terrasse privée  
Salle de sport  
Débarras  
Salle de bains attenante  
Jacuzzi  
Doubles-vitrages

## Mobilier

Entièrement meublé

## Cuisine

Partiellement équipée  
Cuisine-séjour

## Jardin

Collectif

## Sécurité

Complexe sécurisé  
Stores électriques  
Interphone

## Parking

Plusieurs  
Privé

## Catégorie

Face à la plage

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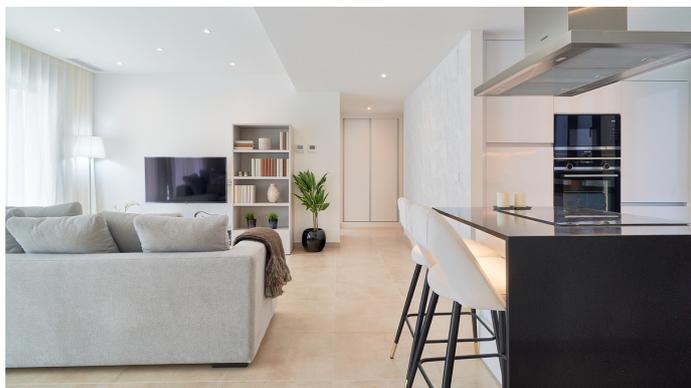
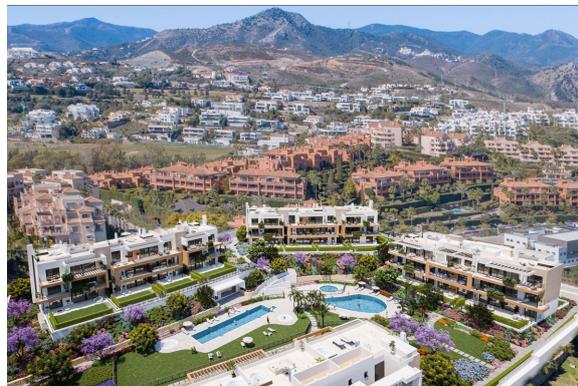
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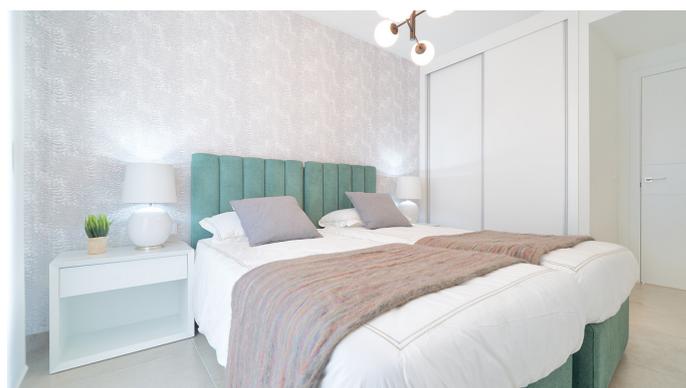
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