



|  |                   |
|--|-------------------|
|  | 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)

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

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## Ligging

Eerstelijns strand  
Dichtbij winkels  
Dichtbij zee  
Dichtbij stad  
Dichtbij scholen  
Urbanisatie

## Zonorientatie

Zuid

## Huidige Staat

Uitstekend  
Nieuwbouw

## Zwembad

Gemeenschappelijk  
Verwarmd

## Klimaatbeheersing

Airconditioning  
Vloerverwarming

## Uitzicht

Zee  
Golf  
Tuin  
Zwembad

## Extra's

Overdekt terras  
Lift  
Inbouwkasten  
Nabij vervoer

Privé terras  
Sportschool  
Berging  
Ensuite badkamer  
Jacuzzi  
Dubbele beglazing

## Meubilering

Volledig gemeubileerd

## Keuken

Gedeeltelijk ingericht  
Woonkeuken

## Tuin

Gemeenschappelijk

## Beveiliging

Omheind complex  
Elektrische rolluiken  
Deurbel met intercom

## Parkeergelegenheid

Meer dan een  
Privé

## Categorie

Aan zee

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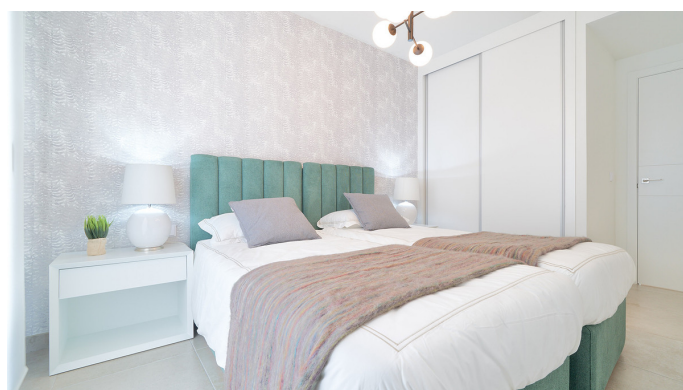
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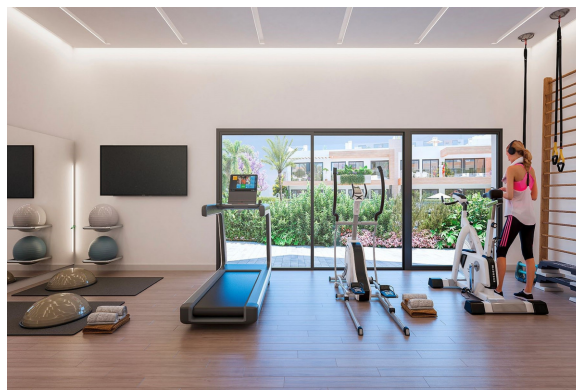
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