## Sales - Apartment - Atalaya

# 464.000€







**Ref.-ID: MIBGR4885087** **Atalaya** **Apartment**

**Community: 2,820 EUR / year** **IBI: 800 EUR / year** **Rubbish: 141 EUR / year** **2** **2** **112 m2** **35 m2**

Enjoy the freedom of outdoor living in this attractive ground-floor apartment in Benatalaya, where generous interiors, a private garden and excellent communal facilities come together to create an inviting home on the Costa del Sol. The spacious living and dining area opens directly onto a sunny south-west facing terrace and garden. Inside, the apartment features two bedrooms and two bathrooms. The particularly spacious master bedroom has its own en-suite bathroom and direct access to the terrace, creating a comfortable private retreat. A fully fitted kitchen with a separate laundry area completes the layout, while hot and cold air conditioning and underfloor heating in the bathrooms The property is part of one of the Costa del Sol's most desirable residential complexes, offering 24-hour security, beautifully maintained gardens, outdoor swimming pools, an indoor heated pool, gym and sauna. Conveniently located just 10 minutes from Puerto Banús and 15 minutes from Marbella and Estepona, with beaches, golf courses, restaurants and everyday amenities nearby. An excellent opportunity for a permanent residence, a relaxing holiday home or a property investment in a prime Costa del Sol location.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden
- ✔ Easy Maintenance Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Underground Parking
- ✔ Garage

**Category**
- ✔ Resale
- ✔ Contemporary