## Sales - Apartment - Estepona

# 825.000€











**Ref.-ID: MIBGR5139946** **Estepona** **Apartment**

**Community: 3,780 EUR / year** **IBI: 422 EUR / year** **Rubbish: 147 EUR / year** **2** **2** **91 m2**

Located in the sought-after Cataleya Phase 2, this rare 2-bedroom first-floor apartment combines modern luxury, expansive outdoor living, and a prime Costa del Sol address. With only three apartments of this layout in the entire development, it offers unmatched exclusivity. With 91 m² of elegant interior space and an impressive 81 m² terrace, this home is designed for the Mediterranean lifestyle. The spacious open-plan kitchen and living area connect seamlessly to the expansive terrace through floor-to-ceiling sliding glass doors, creating a light-filled environment perfect for both entertaining and relaxation. This apartment is being sold fully furnished with high-end designer furniture, allowing you to move in and enjoy a turnkey luxury home from day one. The master suite features an en-suite bathroom, built-in wardrobes, and direct access to the terrace. The second double bedroom also opens onto the terrace, ensuring natural light and privacy throughout. Exclusive Features & Amenities • 91 m² of beautifully designed interior space • 81 m² private terrace with space for dining & lounging • Sold fully furnished with luxury designer furniture • Modern open-plan kitchen with premium appliances • Master suite with en-suite bathroom & terrace access • Additional double bedroom with terrace access • Gated community with 24h security • Heated pool & 450 m² saltwater outdoor pool • Underground parking & private storage room Rental license in place with 90% booking rate. Prime Location Between Marbella & Estepona Set within a secure, low-density development with lush gardens and resort-style facilities, Cataleya Phase 2 enjoys a privileged location: Estepona / San Pedro border – peaceful yet connected Walking distance to Atalaya Golf Club Just 2 km from the beach 17 minutes to Marbella & 17 minutes to Estepona 45 minutes to Málaga Airport

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

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

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

**Views**
- ✔ Mountain Views
- ✔ Panoramic Views

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

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Landscaped Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Covered Parking
- ✔ Communal Parking
- ✔ Private Parking

**Utilities**
- ✔ Electricity

**Category**
- ✔ Golf
- ✔ Luxury