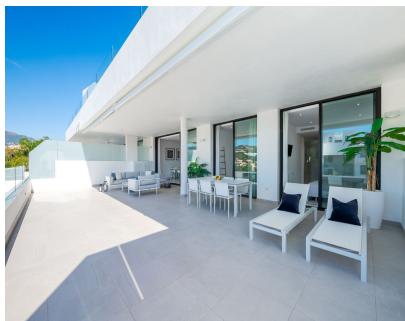


Sales - Apartment - Estepona
825.000€



Ref.-ID: MIBGR5139946

Estepona

Community: 3,888 EUR / year

IBI: 422 EUR / year

Rubbish: 147 EUR / year

Apartment



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 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 | Orientation | Condition | Pool | Climate Control | Views |
| ✓ Close To Schools ✓ Urbanisation | ✓ South West | ✓ Excellent | ✓ Communal ✓ Indoor ✓ Heated | ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C | ✓ Mountain ✓ Panoramic |
| Features | Furniture | Kitchen | Garden | Security | Parking |
| ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Private Terrace ✓ Storage Room ✓ Ensuite Bathroom ✓ Double Glazing | ✓ Fully Furnished | ✓ Fully Fitted | ✓ Communal ✓ Landscaped | ✓ Gated Complex ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security | ✓ Underground ✓ Garage ✓ Covered ✓ Communal ✓ Private |
| Utilities | Category | | | | |
| ✓ Electricity | ✓ Golf ✓ Luxury | | | | |