

## Sales - Apartment - Atalaya

# 909.000€



Ref.-ID: MIBGR5342410

Atalaya

Apartment



3



2



248 m2

Luxury 3-Bedroom Apartment for Long-Term Rent in Cataleya - New Golden Mile Available from May 19 Experience refined living in this exceptional 3-bedroom luxury apartment located in the exclusive Cataleya Phase II on the New Golden Mile, one of the most prestigious residential areas between Marbella and Estepona. This elegant middle-floor residence offers 189 m<sup>2</sup> built area with a spacious 66 m<sup>2</sup> private terrace, designed for seamless indoor-outdoor living. The apartment is presented in impeccable condition, fully furnished with high-end designer furniture, exactly as shown in photos and videos — ready to move in. Property Features • Bright open-plan living and dining area • Fully equipped modern kitchen • Large private terrace with lounge and dining areas • 3 spacious bedrooms • 2 elegant bathrooms (1 en-suite) • Separate laundry room • Built-in wardrobes • Underground parking space • Lift access Floor-to-ceiling windows create a light-filled atmosphere and open directly onto the terrace, offering tranquil views of the landscaped gardens. Exclusive Community Set within a gated, well-maintained development with premium amenities: • Outdoor resort-style swimming pool • Heated indoor pool • Concierge service • Beautiful landscaped gardens Prime Location • Walking distance to Atalaya Golf • Minutes to Guadalmina beach • 5 minutes to Puerto Banús • Close to top international schools, restaurants, and beach clubs Rental Conditions • Price: €4,200/month • Deposit: 1 month • Additional guarantee: 2 months • Minimum contract: 12 months • Payment: rent paid in advance • Notice period: 2 months • No pets  Important The property is ideal for serious, financially solvent clients. Full documentation and proof of income required.

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Private Terrace
- ✓ WiFi
- ✓ Barbeque

**Category**

- ✓ Luxury

**Orientation**

- ✓ South East
- ✓ West

**Furniture**

- ✓ Fully Furnished

**Condition**

- ✓ Excellent
- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Indoor
- ✓ Heated
- ✓ Children`s Pool

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ Central Heating
- ✓ U/F/H Bathrooms

**Security**

- ✓ Gated Complex
- ✓ Alarm System

**Views**

- ✓ Mountain
- ✓ Panoramic
- ✓ Garden

**Parking**

- ✓ Underground
- ✓ Garage