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Sales - House - Atalaya

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www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es











Ref.-ID: MIBGR4014661 **Atalaya** **House**

6 **6** **412 m2** **645 m2**

LUXURY MODERN VILLA BORDERING THE NATURE IN MONTE BIARRITZ, NUEVA ATALAYA, ESTEPONA! PLEASE, DISCOVER VILLA DUNAS WITH CONSTRUCTION WARRANTY! Many of the new clients who discover Costa Del Sol will be looking for a peaceful, private and family oriented property location, which at the same time will be close to nature and yet within minutes drive from shops, schools, restaurants and other amenities. The area of Monte Biarritz offers excellent connections to Benahavis, San Pedro Alcántara, Estepona, Puerto Banús and Marbella town within a fifteen-minute radius. All this, just five minutes drive from the beach, shopping centres, restaurants, schools and golf courses! VILLA DUNAS: On the ground floor we find: an open plan living, dining and kitchen space with outdoor terraces, a small storage room, a guest bathroom and the guest en-suite bedroom with its private terrace. The first floor is distributed in a Master bedroom en-suite with it spacious private terrace and the second guest bedroom with its own bathroom and a balcony. The roof floor offers a spacious solarium area with a pre-installation of a built-in Jacuzzi. There are some partial sea views from this level. The basement level in these villas presents a third guest bedroom with a small natural light window, a gym and cinema room space, and a storage room. There is a private pool, garden and the carport for 2 cars. THE DESIGN: The villa offers a modern choice of architectural design with a lot of natural light solutions, which perfectly fits them within the permanently modernizing neighbourhood and the green environment. THE QUALITIES: The interior spaces have been attentively planned to offer comfort and quality to the new home owners. The main focus was made on the use of the well known innovative design, high tech features and unbeatable quality of “Porcelanosa” materials, which is today a major reference in both the Spanish and the International market. THE APPLIANCES: Not only do “Bosch” appliances fit seamlessly with any kitchen but the performance and reliability of its high-quality products also perfectly complement its users daily routines. We chose “Bosch” for its features and functions, which make every day easier and more enjoyable. THE COMFORT: Although we have one of the world's best climates, winters can also get sometimes a little chilly. Our villa offers an under floor heating solution throughout the ground floor and the first floor level, which creates an effortless cozy barefoot winter feeling and undeniable modern luxury extra to the new style home. THE PARKING: Because the car is one of the most prized possessions of any family, it is a great investment to keep it safe. Therefore, we chose to install a carport for 2 cars as a parking solution. We consider that a carport can be at the same time beautiful and unobtrusive addition to the property.

Setting
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ New Construction

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F Heating

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Parking
- ✔ Garage
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Investment
- ✔ Luxury