



Sales - Apartment - Estepona  
**825.000€**

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**Ref.-ID: MIBGR5139946**

**Estepona**

**Apartment**

**Community: 3,888 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 m<sup>2</sup> of elegant interior space and an impressive 81 m<sup>2</sup> 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 m<sup>2</sup> of beautifully designed interior space • 81 m<sup>2</sup> 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 m<sup>2</sup> 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

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|---|---|--|---|---|---|
| <b>Setting</b><br><ul style="list-style-type: none"> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>  | <b>Orientation</b><br><ul style="list-style-type: none"> <li>✓ South West</li> </ul>          | <b>Condition</b><br><ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <b>Pool</b><br><ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Indoor</li> <li>✓ Heated</li> </ul> | <b>Climate Control</b><br><ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>                           | <b>Views</b><br><ul style="list-style-type: none"> <li>✓ Mountain</li> <li>✓ Panoramic</li> </ul>   |
| <b>Features</b><br><ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Double Glazing</li> </ul> | <b>Furniture</b><br><ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>       | <b>Kitchen</b><br><ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul> | <b>Garden</b><br><ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Landscaped</li> </ul>             | <b>Security</b><br><ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> <li>✓ 24 Hour Security</li> </ul> | <b>Parking</b><br><ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Covered</li> <li>✓ Communal</li> <li>✓ Private</li> </ul> |
| <b>Utilities</b><br><ul style="list-style-type: none"> <li>✓ Electricity</li> </ul>   | <b>Category</b><br><ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Luxury</li> </ul> |  |   |   |   |