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Sales - House - Atalaya

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Ref.-ID: MIBGR5294779 **Atalaya** **House**

4 **4** **188 m2** **306 m2**

Welcome to this stunning detached villa, located on the New Golden Mile within the exclusive Serene Atalaya development in Estepona (Málaga), one of the most prestigious and sought-after residential areas on the Costa del Sol. This prime location is renowned for its exclusivity, tranquillity and high urban quality, where contemporary architecture blends seamlessly with a carefully integrated natural environment. The property offers 174 m² of built area set on a 306 m² private plot and is distributed over three levels: basement, ground floor and first floor. Thanks to its southwest orientation, the villa enjoys excellent natural light throughout the day, pleasant open views and beautiful sunsets. On the ground floor, the villa features an open-plan living and dining area with an integrated kitchen, a pantry, guest toilet, covered and uncovered terraces, and direct access to the private garden, creating a perfect indoor-outdoor living experience. The first floor, dedicated to the sleeping area, offers a master bedroom en suite with a walk-in dressing room and private bathroom, as well as two additional bedrooms sharing one bathroom. The basement level, with an English patio providing abundant natural light, is a spacious and highly versatile area. It offers multiple possibilities, such as a large en-suite bedroom (fourth bedroom), an additional bedroom for guests or staff (fifth bedroom), gym, cinema room, lounge, wine cellar or games room, and also includes a full bathroom and a laundry area. Outdoor spaces comprise 27 m² of terraces, a 124 m² private garden, and private parking for up to three vehicles. There is also the option to build a custom-designed private swimming pool at an additional cost. The villa is ideally situated next to Atalaya Golf and El Campanario Golf, making it perfect for golf enthusiasts and those who enjoy an active outdoor lifestyle. The area also stands out for its proximity to the beach, renowned beach clubs, fine dining restaurants and luxury hotels, with excellent connections to Estepona, Marbella and Puerto Banús. The gated community offers carefully designed communal areas, including an adult swimming pool, children’s pool, landscaped gardens and a solarium, ideal for relaxation and outdoor living. It is also particularly attractive for families due to its proximity to prestigious international schools, as well as a wide range of nearby services and supermarkets. Built to high quality standards, the villa provides outstanding comfort and energy efficiency. Features include thermal and acoustic insulation, aluminium exterior carpentry with thermal break and double glazing, an aerothermal system for hot water and climate control, underfloor heating, air conditioning, a high-spec electrical installation and an efficient ventilation system. Bathrooms are finished with premium materials, while the interior carpentry includes a reinforced entrance door, white lacquered doors and fitted wardrobes. An ideal property for both permanent living or as a second home, offering a secure, private and green environment in one of the most desirable locations on the Mediterranean coast.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Garden Views
- ✔ Urban Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Staff Accommodation

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Multiple Parking Spaces
- ✔ Private Parking

Category
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary