MIBGROUP.ES

Sales - House - Atalaya

3.250.000€

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

Ref.-ID: MIBGR5372701 **Atalaya** **House**

IBI: 871 EUR / year **Rubbish: 18 EUR / year** **4** **4** **386 m2** **1206 m2**

here are homes that shelter. And then there are homes that move you. From the moment you pass through the entrance, a private, landscaped arrival court framed by ancient olive trees and aromatic herbs, you sense that this villa was conceived not merely to be lived in, but to be deeply felt. The scent of lavender and rosemary in the air, the whisper of water nearby, the way the light falls differently here than anywhere else: it announces itself as something exceptional before a single door has been opened. Set on a generous 1,200 m² plot, this newly built villa is a rare act of architectural poetry — one that converges the warmth of Mediterranean tradition with the precision of contemporary European design. White volumetric forms, elongated cypress trees standing like sentinels, a mature and curated garden that could, from certain angles, transport you to the sun-drenched hills of Tuscany or the tranquil courtyards of an Italian masseria. The ancient olive tree at the entrance is not decorative — it is a statement of rootedness, of time, of character. Outside, the villa unfolds across generous terraces designed for the art of living well. A sleek pool deck gives way to a warm teak sunbathing platform, perfectly attuned to the unhurried rhythm of a long Andalusian afternoon. A sculptural outdoor shower in raw Corten steel adds an unexpectedly artistic edge, its oxidised patina in perfect dialogue with the lush greenery beyond. A covered al fresco dining area, hung with oversized rattan pendant lights, invites long dinners under the stars. Inside, noble materials — travertine marble, natural stone, fine woods and handcrafted finishes — are woven together with an interior sensibility that is both European and deeply personal. The developer has made a bold and deliberate choice with the furnishings: carefully sourced and restored vintage pieces that bring a singular warmth and charm that no showroom collection could replicate. Miele appliances throughout. Four en-suite bedrooms, each a sanctuary of its own. Sold unfurnished. Less than ten minutes from Marbella and Puerto Banús, within easy reach of international schools, beaches, golf and the finest dining the Costa del Sol has to offer — this villa does not ask you to compromise between beauty and convenience. It offers both, effortlessly. This is not just a home. It is a masterpiece of curated living.

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

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

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

Views
- ✔ Pool Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Utility Room
- ✔ Double Glazing

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Luxury
- ✔ Resale