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Sales - House - Atalaya

995.000€

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Ref.-ID: MIBGR5468371 **Atalaya** **House**

Community: 1,560 EUR / year **IBI: 985 EUR / year** **Rubbish: 179 EUR / year** **3** **2.5** **196 m2** **492 m2**

Pretty Villa in a Boutique Community Near the Sea in Monte Biarritz, East Estepona This beautifully maintained Andalusian-style villa is located in a sought-after and established residential area, offering the perfect combination of privacy, convenience, and traditional charm. Just a 5-minute walk from local shops, cafés, and restaurants, and less than 15 minutes on foot to the beach, the property enjoys an enviable location for both permanent living and holiday use. Set on a private, flat, and easy-to-maintain plot, the villa forms part of an exclusive community of just eight homes. Residents share a lovely swimming pool, which is conveniently positioned directly in front of the villa, creating the feeling of having your own private pool just steps from the garden. The villa is built over two levels and benefits from unusually high ceilings throughout, creating a bright, spacious, and welcoming atmosphere. The ground floor comprises an inviting entrance hall, a guest toilet with laundry area, a large semi-open-plan kitchen, and a generous living and dining room with a fireplace. From here, doors open onto a covered terrace and the private garden, providing the perfect setting for outdoor dining and relaxation. Upstairs, the spacious master suite offers extensive wardrobe space and a private en-suite bathroom. Two additional guest bedrooms enjoy direct access to a wide solarium terrace, while a separate family bathroom serves this level. The property has been exceptionally well maintained and features underfloor heating in the entire house, ensuring year-round comfort. Additional features include a private carport with space for one to two vehicles and ample guest parking available directly outside the community. A rare opportunity to acquire a charming and low-maintenance villa in an excellent location, close to everything the Costa del Sol lifestyle has to offer.

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

Orientation
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

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

Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

Furniture
- ✔ Fully Furnished
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Private Garden

Security
- ✔ Alarm System

Parking
- ✔ Private Parking

Category
- ✔ Resale