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Sales - House - Atalaya

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Ref.-ID: MIBGR5496859 **Atalaya** **House**

3 **3** **180 m2** **600 m2**

Welcome to a brand-new contemporary villa set in the peaceful and exclusive residential area of Atalaya, on Marbella’s sought-after New Golden Mile. Surrounded by lush greenery, the villa enjoys an elevated position overlooking a beautiful tropical natural reserve and the mountains beyond, creating a private and tranquil setting just minutes from the coast. The villa is designed around a striking feature atrium that floods the interiors with natural light and creates a seamless connection between the different living spaces. At the heart of the home is a spacious, light-filled open-plan living, dining and kitchen area, finished in a clean modern style and opening directly onto the outdoor terraces and garden. Large floor-to-ceiling windows maximise the views and allow the Mediterranean light to flow throughout the property. The accommodation comprises three generous king-size bedrooms, each with fitted wardrobes, a luxurious en-suite bathroom and direct access to the outdoor areas. The layout provides excellent privacy while maintaining a strong sense of connection throughout the home, making the villa equally suited to relaxing family holidays, entertaining and extended stays. Outside, the villa offers a private landscaped setting designed for enjoying the Mediterranean climate. Spacious terraces provide areas for outdoor dining, lounging and relaxing, while the surrounding greenery and mountain views create a calm backdrop. The outdoor spaces are an extension of the interiors, ideal for long lunches, sunset drinks or simply enjoying the peaceful surroundings. Located in Atalaya, the villa combines the tranquillity of a natural setting with easy access to Marbella, Puerto Banús and the Costa del Sol’s beaches, golf courses, restaurants and amenities. Puerto Banús is approximately a 5–7 minute drive away, while the nearest beach is around 2 km from the villa. Several renowned golf courses, international schools, supermarkets and a wide selection of restaurants and beach clubs are also within easy reach.

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

Orientation
- ✔ South West Orientation

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Pool Views
- ✔ Forest Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex

Parking
- ✔ Multiple Parking Spaces

Category
- ✔ Luxury
- ✔ Resale