MIBGROUP.ES

**Sales - Apartment - Estepona**

**595.000€**

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**Ref.-ID: MIBGR5506669** **Estepona** **Apartment**

**Community: 3,756 EUR / year** **IBI: 712 EUR / year** **Rubbish: 153 EUR / year** **2** **2.5** **155 m2**

Welcome to this spacious and elegant 2-bedroom apartment in the prestigious Marques de Atalaya community in Estepona. Surrounded by subtropical gardens and golf course greenery, it offers comfort, light and a relaxed Mediterranean lifestyle. An arched entrance hall leads into a generous open-plan living and dining area, where polished marble flooring and floor-to-ceiling glazing fill the space with natural light and open onto the terrace. Classic finishes run throughout, and the fully equipped kitchen offers granite worktops, integrated appliances and space for casual dining. The principal bedroom has direct access to its own private balcony and a marble en-suite bathroom with double vanity and bathtub. The second bedroom is bright and peaceful, with a study corner overlooking the greenery. The large covered, glazed terrace can be enjoyed all year round, with partial views over the gardens. It is perfect for morning coffee, relaxed lunches or evenings outdoors. The apartment also comes with two private parking spaces and a storage room, adding everyday convenience and security. Conveniently located, the apartment is very close to the Mercadona supermarket for your daily shopping and just minutes from the Atalaya Golf Course, making everyday errands and a round of golf equally easy. This prestigious community offers indoor and outdoor communal pools, a children's pool, jacuzzi, tennis court, gym and beautifully landscaped gardens, all in a peaceful, elevated setting with mountain backdrops. A perfect choice for a permanent home, holiday retreat or investment on the Costa del Sol.

**Setting**
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Double Glazing

**Furniture**
- ✔ Optional Furniture

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Private Parking

**Category**
- ✔ Luxury