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Sales - House - Atalaya

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Ref.-ID: MIBGR5513440 **Atalaya** **House**

3 **3** **204 m2** **146 m2**

ATALAYA, ESTEPONA | 3-Bedroom Townhouse with Separate Licensed Guest Apartment 146 m² Built | 2-Bed Main Residence + 1-Bed Independent Guest Studio | Active Tourist Licence (€15k/Year Proven Income) | 30 m² East-Facing Terrace + Rooftop Solarium | Mar y Monte, Atalaya Superbly positioned within the established and charming Andalusian-style community of Mar y Monte in Atalaya, this 146 m² property represents an exceptional hybrid investment and residential opportunity. Offering a versatile two-bedroom main residence alongside a fully independent one-bedroom guest apartment with an active tourist licence, this property generates consistent year-round income capable of substantially covering running costs or offsetting a mortgage. The Residences & Layout Primary Residence (Main House): Features two comfortable double bedrooms and a full family bathroom. Bright, open reception area leading out to outdoor living zones. Solid foundations with fantastic architectural scope to reconfigure and modernise into an open-concept contemporary layout. Independent Licensed Guest Suite: Completely self-contained one-bedroom, one-bathroom annex with private direct access. Fully licensed for holiday rentals (Licencia Turística). Established track record achieving €70 – €80 per night consistently throughout the year. Produces approximately €15,000 per annum in passive rental yield, offering immediate turnkey cash flow. Outdoor Living & Terraces 30 m² East-Facing Terrace: An expansive ground-level alfresco terrace bathed in morning and midday sunshine, tailored for outdoor dining, barbecues, and relaxation. Rooftop Solarium: Private rooftop sun deck offering open views across the urbanisation and surrounding landscape, capturing all-day sunshine until dusk. Community & Lifestyle Amenities Located within the tranquil, low-rise residential complex of Mar y Monte: Outstanding, large communal swimming pools set within lush Mediterranean gardens Residents' social clubhouse available for private events and gatherings Peaceful, safe, and family-friendly residential environment Strategic Location Conveniently situated on the New Golden Mile border between San Pedro de Alcántara and Estepona: Beach & Coastal Promenade: 3–4 minutes San Pedro de Alcántara Centre: 5 minutes Puerto Banús: 8–10 minutes Championship Golf (Atalaya Golf & Country Club, Guadalmina, El Paraíso): Under 5 minutes Málaga Airport: 45 minutes A unique property offering lifestyle versatility, proven holiday rental income, and substantial upside potential through light modernisation. Private viewings strictly by appointment.

Setting
- ✔ Beachside
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

Orientation
- ✔ East Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Guest Apartment

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Street Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale