

## Sales - House - Atalaya

# 820.000€

**Atalaya**

**House**

**Community: 1,524 EUR / year**

**IBI: 550 EUR / year**



**3**



**2.5**



**157 m<sup>2</sup>**



**250 m<sup>2</sup>**

Exclusive Newly Renovated Semi-Detached Villa in Nueva Atalaya - Estepona Discover this spectacular modern-style home located in the peaceful Monte Biarritz urbanization, just minutes from Puerto Banús, San Pedro de Alcántara, and the best beaches of the Costa del Sol. Built in 2025, this property combines elegance, comfort, and quality in every detail. With 204 m<sup>2</sup> of built area on a 250 m<sup>2</sup> private plot, the house is spread over three floors and features 3 spacious bedrooms, 3 bathrooms, and a bright living room with direct access to the garden and the communal swimming pool. Its east-west orientation ensures natural light throughout the day, creating warm and welcoming spaces. Among its many highlights: Fully equipped open-plan kitchen Terrace and balcony with open views Hot and cold air conditioning Built-in wardrobes and high-quality finishes Private garage for 2 cars Located in one of Estepona's most sought-after areas, this home offers excellent connections to golf courses, restaurants, and all essential services — all within a safe and exclusive environment. A unique opportunity to enjoy the Mediterranean lifestyle with all modern comforts.

**Setting**  
✓ Close To Golf  
✓ Close To Town  
✓ Urbanisation

**Orientation**  
✓ East  
✓ West

**Condition**  
✓ Excellent  
✓ Recently Renovated

**Pool**  
✓ Communal

**Climate Control**  
✓ Air Conditioning

**Views**  
✓ Garden  
✓ Pool

**Features**  
✓ Covered Terrace  
✓ Fitted Wardrobes  
✓ Private Terrace  
✓ Solarium  
✓ WiFi  
✓ Ensuite Bathroom

**Furniture**  
✓ Not Furnished

**Kitchen**  
✓ Fully Fitted

**Garden**  
✓ Communal

**Security**  
✓ Gated Complex  
✓ Entry Phone  
✓ Alarm System

**Parking**  
✓ More Than One  
✓ Private

**Utilities**  
✓ Electricity  
✓ Drinkable Water  
✓ Telephone

**Category**  
✓ Golf  
✓ Holiday Homes  
✓ Investment  
✓ Contemporary









































