

## Sales - House - Atalaya

**1.795.000€**

**Atalaya**

**House**

**IBI: 550 EUR / year**

**Rubbish: 105 EUR / year**



**5**



**4**



**358 m2**



**541 m2**

Set directly on the fairways of El Campanario Golf, this newly built villa delivers a refined residential experience just minutes from Puerto Banús, golden beaches, and some of the Costa del Sol's most prestigious golf courses. Positioned within a highly sought-after residential enclave, the property offers privacy, architectural clarity, and seamless indoor-outdoor living. Built across 358 sqm on a 518 sqm plot, the villa has been thoughtfully designed to maximize natural light, spatial flow, and contemporary comfort. The home features five generous bedrooms, four with en-suite bathrooms, plus a guest toilet. Two exceptional primary suites include private rooftop terraces and walk-in wardrobes, creating elevated spaces that feel both intimate and luxurious. At the center of the home, a sophisticated open-plan living area connects effortlessly to the landscaped garden through expansive glass doors. Outside, a heated infinity-edge pool, alfresco dining area, and state-of-the-art BBQ set the stage for relaxed Mediterranean living and stylish entertaining. The lower level transforms the property into a private leisure retreat, complete with a cinema room, games area, gym, and additional bedrooms — ideal for hosting guests while maintaining complete comfort and independence. Overlooking tranquil golf scenery, the outdoor spaces invite year-round enjoyment — from sun-soaked afternoons to elegant evenings under the stars. A private garage and extensive parking further enhance everyday convenience. This is more than a home — it is a carefully curated lifestyle property designed for buyers who prioritize location, design, and long-term value on the Costa del Sol.

### **Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools

### **Orientation**

- ✓ South West

### **Condition**

- ✓ Excellent

### **Pool**

- ✓ Private
- ✓ Heated

### **Climate Control**

- ✓ Air Conditioning

### **Views**

- ✓ Country
- ✓ Garden
- ✓ Pool

### **Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Barbeque

### **Furniture**

- ✓ Fully Furnished

### **Kitchen**

- ✓ Partially Fitted

### **Garden**

- ✓ Private

### **Security**

- ✓ Alarm System

### **Parking**

- ✓ Private

### **Category**

- ✓ Luxury











































