

**Sales - House - Estepona**

**1.250.000€**

## Estepona

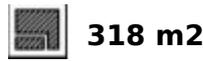
## House



4



4



318 m<sup>2</sup>

Magnificent high-end semi-detached villa located in the Serene Atalaya development, Estepona, Málaga, set within one of the most prestigious and sought-after residential areas of the Costa del Sol. The New Golden Mile has established itself as a benchmark location thanks to its exclusivity, tranquility, and outstanding urban planning, combining modern contemporary developments with a carefully integrated natural environment. The area stands out for its proximity to the sea, renowned golf courses, exclusive beach clubs, fine-dining restaurants, and luxury hotels, as well as its excellent connections to Estepona, Marbella, and Puerto Banús. All of this within a secure, private setting surrounded by green areas, offering a sophisticated and comfortable lifestyle, ideal both as a primary residence or a second home in one of the most valued locations along the Mediterranean coast. Surface Areas Total Built Area: 181.87 m<sup>2</sup> Outdoor Usable Area: 298.46 m<sup>2</sup> Plot Size: 318.73 m<sup>2</sup> Interior Usable Area: 154.97 m<sup>2</sup> Built Area of the House: 200.06 m<sup>2</sup> Solarium Area: 44.47 m<sup>2</sup> Layout and Living Areas Living-dining room with integrated kitchen Pantry Laundry room Sleeping Area 3 bedrooms, one of them en-suite Walk-in wardrobe Lower Ground Floor (-1 level) (with English patio and excellent natural light) Open and versatile space with the possibility of being used as: Wine cellar Large suite Two additional bedrooms Gym Cinema room Living room / lounge Bathrooms 3 full bathrooms 1 guest toilet Outdoor Spaces Covered terraces Open terraces Private gardens Private parking with capacity for 2 vehicles There is also the possibility of building a private swimming pool at an additional cost. Retail, a leading specialist in luxury properties. We offer a selection of exclusive homes in the most prestigious locations across Spain.

### Setting

- ✓ Town
- ✓ Commercial Area
- ✓ Beachside
- ✓ Port
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

### Climate Control

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

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas

### Orientation

- ✓ West

### Views

- ✓ Mountain
- ✓ Golf
- ✓ Garden
- ✓ Pool

### Garden

- ✓ Private

### Category

- ✓ Investment
- ✓ Luxury

### Condition

- ✓ Excellent
- ✓ New Construction

### Features

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Satellite TV
- ✓ WiFi
- ✓ Gym
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Basement
- ✓ Fiber Optic

### Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System
- ✓ 24 Hour Security

### Pool

- ✓ Room For Pool

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground
- ✓ Garage
- ✓ Private

























