# Sales - House - Atalaya

# 795.000€

**Atalaya** **House**

**Community: 2,040 EUR / year**

 **3**  **3**  **226 m2**  **128 m2**

FULLY RENOVATED TOWNHOUSE IN ATALAYA – READY TO MOVE IN Exclusive townhouse completely renovated in September 2026, combining contemporary design, cutting-edge technology, and maximum comfort. Located in a private and very მშვიდ residential complex of only 16 homes, this property is an excellent opportunity both as a permanent residence, a holiday home, or an investment. The property offers 226 m² built area, distributed across three spacious bedrooms and three fully renovated modern bathrooms. It features a bright and generous open-plan living room with a modern kitchen, creating a welcoming and functional space ideal for everyday living and entertaining. The bedrooms provide a great sense of privacy and comfort, while the bathrooms stand out for their stylish design and high-quality finishes. In terms of specifications and features, the home includes a modern kitchen by IKEA, high-quality laminate flooring, blinds installed on all windows, and completely renewed interior and exterior carpentry. The full renovation carried out in 2026 includes new double-glazed windows, complete replacement of plumbing systems, and improved acoustic insulation to ensure maximum comfort. The property is also equipped with advanced energy-efficient solutions, including a solar energy system by Huawei and an aerothermal climate control system by HTW, providing efficient heating and cooling throughout the year. On the basement level, there is a spacious private garage with capacity for two vehicles, fitted with a premium garage door by Hörmann. This level also includes additional functional spaces such as a laundry area, a separate walk-in wardrobe, a technical room, and a storage area. The property also features a private garden and terrace, perfect for enjoying the outdoor lifestyle all year round. The gated community offers a communal swimming pool, a very peaceful atmosphere, and low community fees of just □133 per month. Ideally located in Atalaya, close to golf courses, schools, supermarkets, and all essential amenities, this home perfectly combines location, design, and comfort in a unique, move-in-ready opportunity.

**Setting**
- ✔ Close To Schools

**Orientation**
- ✔ East Facing
- ✔ South East Orientation
- ✔ South West Orientation
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ Recently Renovated

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace
- ✔ U/F/H Bathrooms

**Views**
- ✔ Mountain Views
- ✔ Panoramic Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Barbeque
- ✔ Double Glazing

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone

**Parking**
- ✔ Underground Parking
- ✔ Garage
- ✔ Private Parking

**Utilities**
- ✔ Electricity


















































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