## Sales - House - Atalaya

# 2.300.000€

**Atalaya** **House**

**Community: 240 EUR / year** **IBI: 1,008 EUR / year** **Rubbish: 400 EUR / year**

 **5**  **4.5**  **498 m2**  **1000 m2**

Andalusian-Style Villa with Contemporary Interiors and Exceptional Privacy Located in the sought-after area of Atalaya, just 10 minutes from Puerto Banús and Marbella, this beautifully modernised Andalusian-style villa combines traditional architectural charm with elegant contemporary interiors, generous living spaces and complete privacy. Originally built in 2005 and recently updated, the villa preserves its Andalusian character on the outside while offering a refined, modern lifestyle inside. The property stands out for its impressive sense of space, with unusually high ceilings throughout: approximately 2.80 m at the lowest points, around 5 m in the master bedroom and an impressive 7 m in the entrance hall. The house has been built to a very high standard, with thick walls, excellent insulation and quality technical installations. All bathrooms have been renovated, the furniture and mattresses are new, and the property features custom-made furnishings, Italian kitchens, Smeg appliances, smart systems and water filtration. The main level offers a spacious living and dining area surrounded by glass and overlooking the garden, with direct access to generous terraces, the pool and outdoor entertaining areas. This level also includes a fully fitted Italian kitchen with breakfast area, an en-suite bedroom, guest toilet and laundry room. The upper level includes a spectacular master suite of approximately 130 m² with bedroom, open walk-in wardrobe, bathroom and large private terrace with jacuzzi and lounge area. A second en-suite bedroom on this level benefits from its own private terrace and partial sea views. The lower level has been designed as an independent guest apartment with bedroom, living area and brand-new kitchen. It also includes a private cinema room with high-end equipment, a fitness/yoga room, storage, technical room, laundry facilities and a spacious garage. One of the bedrooms can be turned into the 5th bedroom. Outside, the south-facing swimming pool enjoys excellent sun exposure, surrounded by generous terraces and landscaped garden areas on several levels, with space for outdoor dining, lounging and a barbecue area. The garden also includes a children’s playground. The villa is completely private and not overlooked from any side, creating a peaceful and intimate living environment. It is within walking distance of amenities, restaurants, a shopping centre and schools, while remaining only a short drive from Puerto Banús, Marbella and the best of the Costa del Sol. The property also offers two parking/garage areas and an exceptionally low community fee of approximately □20 per month. The villa is sold fully furnished and presented exactly as shown in the photographs, offering a true turnkey solution for buyers who wish to move in immediately without the need for further investment or furnishing.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

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

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

**Pool**
- ✔ Private Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

**Views**
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Games Room
- ✔ Guest Apartment
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Jacuzzi
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Basement

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Private Garden

**Security**
- ✔ Electric Blinds
- ✔ Alarm System

**Parking**
- ✔ Garage
- ✔ Covered Parking
- ✔ Private Parking
- ✔ EV charge point

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Luxury
- ✔ Resale












































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