



**Sales - Apartment - Atalaya  
670.000€**

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Community: 4,560 EUR / year IBI: 1,100 EUR / year

Rubbish: 250 EUR / year



Corner ground-floor apartment with 2 bedrooms and 2 bathrooms (one en suite) featuring a spacious, sunny private garden of 122 m<sup>2</sup> in Las Terrazas de Atalaya. Located within a modern residential complex with large, beautifully maintained gardens, several communal swimming pools, a barbecue area, outdoor gym, and a paddle tennis court, this apartment offers an exclusive setting and an excellent quality of life. Key features • Corner ground-floor unit with high privacy • Entrance hall • Spacious open-plan living and dining area • Private terrace of 45 m<sup>2</sup> • Large, sunny private garden of 122 m<sup>2</sup> • Direct access from the living room and bedrooms through sliding doors • 2 bedrooms • 2 bathrooms (master bedroom en suite and a second spacious bathroom with bathtub) • Fully equipped designer kitchen • Separate utility/laundry room • Includes 1 underground parking space of 12.5 m<sup>2</sup> • Includes 1 storage room Quality finishes & equipment • Integrated Siemens appliances • Quooker system (filtered cold still and sparkling water, plus boiling water) • Home automation system throughout the property • Airzone climate control with individual room zoning • Electric shutters • LED lighting • Glass curtains/enclosures • Double glazing • Security door • Alarm system • Porcelanosa sanitaryware and Hansgrohe taps Location • Between Marbella, Benahavís and Estepona • Just a few meters from a supermarket, shopping center and an international school • Atalaya Golf directly opposite • Beach only 4 minutes by car Additional garage Option to purchase 2 additional parking spaces (12.5 m<sup>2</sup> each) for 20,000 Move-in ready and designed to be enjoyed from day one.

**Setting**  
 Frontline Golf  
 Close To Golf  
 Urbanisation

**Condition**  
 Excellent

**Pool**  
 Communal

**Climate Control**  
 Air Conditioning  
 Hot A/C  
 Cold A/C

**Views**  
 Mountain  
 Golf  
 Country  
 Pool  
 Courtyard

**Features**  
 Covered Terrace  
 Lift  
 Solarium  
 Satellite TV  
 WiFi  
 Paddle Tennis  
 Tennis Court  
 Storage Room  
 Barbeque  
 Domotics  
 Fiber Optic

**Furniture**  
 Fully Furnished

**Kitchen**  
 Fully Fitted

**Garden**  
 Communal  
 Private

**Security**  
 Gated Complex  
 Alarm System

**Parking**  
 Underground  
 Garage  
 Street

**Utilities**  
 Electricity  
 Solar water heating

**Category**  
 Golf  
 Holiday Homes  
 Investment  
 Luxury



























