



**Sales - Apartment - Atalaya**  
**670.000€**

**[www.mibgroup.es](http://www.mibgroup.es)**  
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Community: 4,560 EUR / year

IBI: 1,100 EUR / year

Rubbish: 250 EUR / year

 2

 2

 100 m2

 90 m2

Corner ground-floor apartment with 2 bedrooms and 2 bathrooms (one en suite) featuring a spacious, sunny private garden of 122 m² 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 m² • Large, sunny private garden of 122 m² • 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 m² • 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 m² each) for €20,000 Move-in ready and designed to be enjoyed from day one.

- Setting**
  - ✓ Frontline Golf
  - ✓ Close To Golf
  - ✓ Urbanisation

**Views**
  - ✓ Mountain
  - ✓ Golf
  - ✓ Country
  - ✓ Pool
  - ✓ Courtyard

**Garden**
  - ✓ Communal
  - ✓ Private

**Category**
  - ✓ Golf
  - ✓ Holiday Homes
  - ✓ Investment
  - ✓ Luxury
- Condition**
  - ✓ Excellent

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

**Security**
  - ✓ Gated Complex
  - ✓ Alarm System
- Pool**
  - ✓ Communal

**Furniture**
  - ✓ Fully Furnished

**Parking**
  - ✓ Underground
  - ✓ Garage
  - ✓ Street
- Climate Control**
  - ✓ Air Conditioning
  - ✓ Hot A/C
  - ✓ Cold A/C

**Kitchen**
  - ✓ Fully Fitted

**Utilities**
  - ✓ Electricity
  - ✓ Solar water heating























































