MIBGROUP.ES

**Sales - Apartment - Estepona**

**820.000€**

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**Ref.-ID: MIBGR5521399** **Estepona** **Apartment**

**Community: 6,048 EUR / year** **IBI: 1,028 EUR / year** **Rubbish: 185 EUR / year**

 **3**  **3**  **149 m2**

Arguably one of the finest penthouses in the prestigious Benatalaya development, this exceptional property enjoys a privileged southeast all the way around to southwest orientation, magnificent views over Atalaya Golf Course and a particularly peaceful setting within this exclusive residential complex. Occupying a single floor and surrounded by generous terraces, one of the property's most outstanding features is that every room, with the exception of the bathrooms, enjoys direct access to the outdoor spaces. This unusual layout creates a wonderful connection between indoor and outdoor living, allowing natural light to flood the interiors and offering the opportunity to enjoy the sunshine throughout the day. A spacious entrance hall leads to a fully equipped kitchen which, unlike the increasingly common open-plan design, offers a more traditional, independent layout. The kitchen also benefits from direct access to a generous covered utility room, which in turn connects to the southeast-facing terrace. The bright and spacious living and dining room opens directly onto two extensive terraces, providing ideal spaces for relaxing, entertaining or dining outdoors. The southwest-facing terrace is particularly impressive, offering magnificent views across the beautifully maintained fairways of Atalaya Golf Course. The accommodation comprises three generously proportioned bedrooms, each with its own en-suite bathroom and ample fitted wardrobes. All three bedrooms enjoy direct access to different areas of the surrounding terraces, providing a sense of space, privacy and a seamless connection with the outdoors. Additional features include hot and cold air conditioning throughout and underfloor heating in the bathrooms. Benatalaya is a well-established, exclusive residential development offering 24-hour security, beautifully maintained mature gardens and four outdoor swimming pools. Residents also benefit from excellent spa and wellness facilities, including a fully equipped gym, a heated indoor swimming pool with massage area, a Turkish bath, sauna and separate changing rooms for ladies and gentlemen. The property is sold with two spacious, conveniently located underground parking spaces and a private storage room. A rare opportunity to acquire an outstanding single-level penthouse where generous interior spaces, exceptional terraces and beautiful golf views combine to offer a truly special Mediterranean lifestyle.

**Setting**
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ U/F/H Bathrooms

**Views**
- ✔ Golf Views
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Barbeque
- ✔ Double Glazing
- ✔ Fiber Optic

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Category**
- ✔ Golf
- ✔ Luxury






















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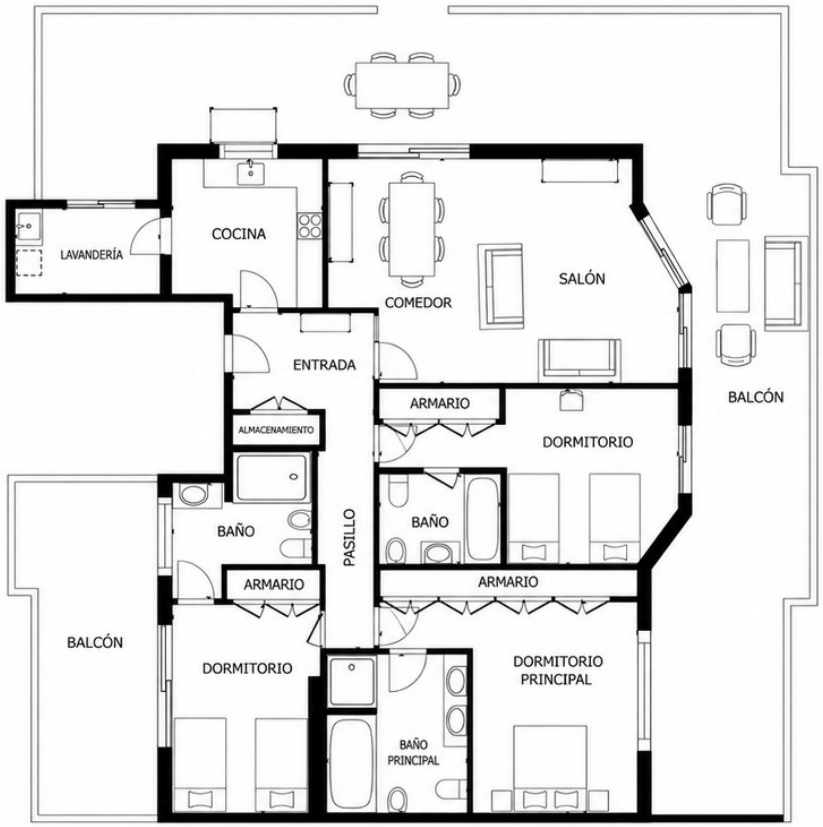
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PRINCIPAL

PLANTA






Concept 2

