www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

## Long Term Rental - House - Atalaya

## 5.450€ / Month

**Ref.-ID: MIBGR5519473** **Atalaya** **House**

**5** **3** **258 m2** **390 m2**

Detached five-bedroom villa with a private pool in Jardines de la Atalaya, one of the most established residential communities on the eastern side of Estepona. The house sits on its own fully walled 390 m² plot and offers 258 m² built over two floors plus a roof terrace, facing south and west so it catches sun all day and keeps the light until sunset. The property has been fully renovated and is ready to move into. The ground floor opens into a single bright space where the living room with fireplace, the dining area and the kitchen flow together, extended by a glazed gallery that leads straight out to the garden. Natural wood floors run throughout, the dropped ceilings carry recessed lighting and several skylights pour daylight into the centre of the house. The exterior joinery has been replaced. The kitchen is the heart of the home: a central island with induction hob and breakfast seating, compact-surface worktops, integrated column appliances, a wine cooler and generous storage. From it you overlook the whole living area, which makes it particularly comfortable for anyone who cooks with the family around them. For sleeping, the house offers five bedrooms and three bathrooms. The master is on the upper floor, with a dressing area, en-suite bathroom and direct access to its own terrace. The bathrooms are finished in large-format tiling with walk-in showers and lacquered units, and every bedroom has fitted wardrobes. There is also a storage room and a garage with vehicle access, and the house is sold furnished. Outside is where this property makes its case. The private pool, roughly 8 × 4 metres, is framed by a wide timber deck with sun loungers and a pergola with an outdoor dining area, set among orange trees and sheltered from view: the plot is walled and the privacy complete. Add to that the first-floor terrace and a roof solarium reached by a spiral staircase, with open views across the community. Climate control is by ducted air conditioning, ceiling fans and individual electric heating, with a certified consumption of 48 kWh/m² per year and emissions of 9 kg $CO_2$/m² per year. Jardines de la Atalaya lies between Cancelada, Atalaya and El Paraíso, on the stretch that links Estepona with San Pedro de Alcántara. This is golf country: Atalaya Golf & Country Club and its two courses are essentially next door, with El Paraíso Golf, El Campanario and Guadalmina a few minutes away by car. The beaches of El Saladillo, Costalita and Guadalmansa are under five minutes, as are the Diana shopping centre and the supermarkets, pharmacies and restaurants of Benavista and Atalaya. For families living here year-round the schools matter: Atalaya International College is within the community itself and Mayfair International Academy is close by. Access to the A-7 and AP-7 is immediate, putting Puerto Banús and Estepona town fifteen minutes away, Marbella around twenty, and Málaga airport a little under an hour. This is the type of home in shortest supply locally — detached, on its own plot, with a private pool, in a market dominated by semi-detached and townhouses — which makes it an unusual opportunity both as a year-round home and as a seasonal retreat.

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

**Orientation**
- South Facing
- West Facing

**Condition**
- Excellent Condition
- Recently Renovated

**Pool**
- Private Pool

**Climate Control**
- Air Conditioning
- Fireplace

**Views**
- Garden Views
- Pool Views
- Urban Views

**Features**
- Covered Terrace
- Fitted Wardrobes
- Private Terrace
- Solarium
- Storage Room
- Ensuite Bathroom
- Wood Flooring

**Furniture**
- Fully Furnished

**Kitchen**
- Fully Fitted Kitchen
- Kitchen-Lounge

**Garden**
- Private Garden
- Landscaped Garden

**Parking**
- Garage
- Covered Parking
- Private Parking

**Utilities**
- Electricity
- Drinkable Water

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

INHALE
EXHALE
let go
Be
wild
and
free

DON'T
Touch