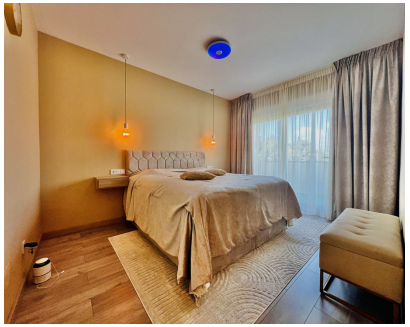
Продажа - Дом - Atalaya

795.000€











Ref.-ID: MIBGR5342323 **Atalaya** **Дом**

Коммунальные: 2,040 EUR / год

3 **3** **226 m2** **128 m2**

FULLY RENOVATED TOWNHOUSE IN ATALAYA – READY TO MOVE IN Exclusive townhouse completely renovated in September 2026, combining contemporary design, cutting-edge technology, and maximum comfort. Located in a private and very მშვიდი residential complex of only 16 homes, this property is an excellent opportunity both as a permanent residence, a holiday home, or an investment. The property offers 226 m² built area, distributed across three spacious bedrooms and three fully renovated modern bathrooms. It features a bright and generous open-plan living room with a modern kitchen, creating a welcoming and functional space ideal for everyday living and entertaining. The bedrooms provide a great sense of privacy and comfort, while the bathrooms stand out for their stylish design and high-quality finishes. In terms of specifications and features, the home includes a modern kitchen by IKEA, high-quality laminate flooring, blinds installed on all windows, and completely renewed interior and exterior carpentry. The full renovation carried out in 2026 includes new double-glazed windows, complete replacement of plumbing systems, and improved acoustic insulation to ensure maximum comfort. The property is also equipped with advanced energy-efficient solutions, including a solar energy system by Huawei and an aerothermal climate control system by HTW, providing efficient heating and cooling throughout the year. On the basement level, there is a spacious private garage with capacity for two vehicles, fitted with a premium garage door by Hörmann. This level also includes additional functional spaces such as a laundry area, a separate walk-in wardrobe, a technical room, and a storage area. The property also features a private garden and terrace, perfect for enjoying the outdoor lifestyle all year round. The gated community offers a communal swimming pool, a very peaceful atmosphere, and low community fees of just €133 per month. Ideally located in Atalaya, close to golf courses, schools, supermarkets, and all essential amenities, this home perfectly combines location, design, and comfort in a unique, move-in-ready opportunity.

Расположение
- ✔ Близко к школам

ОРИЕНТАЦИЯ
- ✔ восток
- ✔ Юго-Восточная ориентация
- ✔ Юго-Западная ориентация
- ✔ запад

Состояние
- ✔ Отличное состояние
- ✔ Недавно отремонтированная

бассейн
- ✔ Коммунальный бассейн

Климат-контроль
- ✔ Кондиционер
- ✔ Кондиционер холодного воздуха
- ✔ Кондиционер горячего воздуха
- ✔ Камин
- ✔ Полы с подогревом в ванной

ВИД
- ✔ Вид на горы
- ✔ Панорамы

Особенности
- ✔ Крытая терраса
- ✔ Встроенные шкафы
- ✔ Приватная терраса
- ✔ Барбекю
- ✔ Двойные стеклопакеты

Мебель
- ✔ Частично меблированный

Кухня
- ✔ Полностью оборудованная кухня

Сад
- ✔ Общий сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Домофон

Парковка
- ✔ подземная парковка
- ✔ гараж
- ✔ Частная парковка

Коммунальные услуги
- ✔ Электричество