



**Продажа - Апартамент - Estepona  
767.000€**

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Коммунальные: 1,968 EUR / год



3



2



150 m2

Elegant 3-bedroom, 2-bathroom apartment located on the first floor within an exclusive private residential complex in the Atalaya area, in the golden triangle of Marbella - Estepona - Benahavís. The property stands out for its functional and bright layout, with spacious rooms and cross ventilation that provides natural freshness throughout the year. The living-dining room connects directly to a pleasant 21 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate, al fresco dining, or relaxing moments with open views of the landscaped surroundings. The kitchen is delivered fully equipped with integrated appliances (oven, hob, extractor hood, refrigerator, dishwasher, microwave, and washing machine), quartz countertops, and contemporary design cabinetry. The bedrooms offer excellent storage capacity thanks to lacquered built-in wardrobes with fully finished interiors. Both bathrooms feature high-quality sanitary ware and fittings, resin shower trays, and suspended furniture with LED lighting. Comfort and efficiency The property includes: • Underfloor heating throughout the apartment via aerothermal system • Pre-installation for ducted air conditioning • High-performance PVC exterior carpentry with double glazing • Large-format rectified porcelain flooring • Armored entrance door It is sold ready to move in, fully furnished, making it an excellent option as a primary residence, second home, or immediate investment. Includes 2 parking spaces and a storage room in the basement. Resort-style development The residential complex offers over 6,700 m<sup>2</sup> of communal areas with outdoor swimming pools (including a heated one), jacuzzis, ornamental lake, gym, children's areas, and extensive landscaped gardens. An ideal opportunity to enjoy the authentic Mediterranean lifestyle in one of the most sought-after areas of the Costa del Sol.

**Расположение**

- ✓ Первая линия пляжа
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация

**Климат-контроль**

- ✓ Кондиционер
- ✓ Полы с подогревом

**Кухня**

- ✓ Частично оборудованная
- ✓ Кухня-зал

**Категория**

- ✓ Первая линия пляжа

**ОРИЕНТАЦИЯ**

- ✓ Юг

**ВИД**

- ✓ Море
- ✓ Гольф
- ✓ Сад
- ✓ Бассейн

**Сад**

- ✓ Общественный

**Состояние**

- ✓ Отличное
- ✓ Новое строительство

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Тренажерный зал
- ✓ Кладовка
- ✓ Ванная комната
- ✓ Джакузи
- ✓ Двойные стеклопакеты

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Электрические жалюзи
- ✓ Домофон

**бассейн**

- ✓ Общий
- ✓ С подогревом

**Мебель**

- ✓ Полностью меблированный

**Парковка**

- ✓ Более чем один
- ✓ Приватная

























