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Sols

Atalaya



Chambres: 2	Salles de bains: 2	M²: 182	Prix: 670 000 €
Statut: Vente	Type de propriété: Sols	Référence: R4968769	Publish date: 12.06.25

Vue d'ensemble:EXCLUSIVE APARTMENT IN CATALEYA, ATALAYA-ESTEPONA PRICE REDUCTION. OPPORTUNITY! GREAT INVESTMENT. HIGH PROFITABILITY. Ideal for living, as well as for investment. High profitability in short and long term. Possibility of holiday rentals. Exclusive Luxury Apartment for Sale in the Prestigious Urbanisation Cataleya, Nuevo Atalaya-Estepona Located in the sought after urbanisation of Cataleya, this modern and luxurious new development stands out for its exceptional quality and contemporary design. Situated in the heart of the Costa del Sol, this property offers an unrivalled lifestyle in one of the most exclusive areas of Andalucía. This elegant ground floor flat has a total surface area of 182 m², distributed over 93 m² of interior space, a covered terrace of 54 m², another uncovered terrace of 28 m² and a private garden of 65 m², ideal for enjoying the outdoors in a private and comfortable environment. The open concept design seamlessly integrates the living room, dining room and kitchen, equipped with top of the range appliances and furniture from the prestigious Porcelanosa brand. One of the great attractions of this flat are its spacious terraces, accessible from the living room and both bedrooms, which allow plenty of natural light to enter and create a warm and welcoming atmosphere. The private garden, for the exclusive use of the flat but maintained by the development, offers a

natural space ideal for relaxing or entertaining guests. The property has two spacious bedrooms and two bathrooms, including a master suite with dressing room and private bathroom. The high quality finishes and large windows guarantee brightness throughout the day, enhancing the feeling of spaciousness and comfort. The flat is fully furnished with designer furniture and ready to move in. It has hot-cold air conditioning with Air Zone system with individualised digital thermostat and Aero-thermal system for energy saving. The Cataleya development offers an exclusive lifestyle, with lush landscaped gardens and a spectacular heated saltwater swimming pool, which can be enjoyed all year round. It also has a concierge service, 24-hour security and individual alarm system ensuring a safe and peaceful environment. The property includes two underground parking spaces and a large storage room. Its location is unbeatable: next to the prestigious Atalaya Golf Course and just a few minutes' drive from the most emblematic destinations in the region. Just five minutes from Puerto Banús, the most luxurious marina in Europe, and two minutes from the Guadalmina Commercial Centre, with supermarkets, restaurants, banks and various services. In addition, the stunning beaches of Guadalmina are just five minutes away. For golf lovers, the location is ideal. The property is located next to the Club House of Atalaya Golf Course and just minutes away from other prestigious courses such as La Quinta, Los Arqueros, El Higueral, El Paraiso, Villa Padierna and Guadalmina Golf. It is also close to exclusive beach clubs, renowned schools and a varied selection of restaurants and shops. This exclusive complex is synonymous with luxury, privileged location and proximity to the most important golf courses in the region. Its setting on the Costa del Sol combines the tranquillity of natural surroundings with easy access to vibrant Marbella and exclusive Puerto Banús. Whether you are looking for a sophisticated residence, a second home or a high yielding investment (6%-8% per annum in short and long term rentals), this flat in Cataleya is the perfect choice. Holiday rentals are accepted. Don't miss the opportunity to turn this dream property into your new home.

Caractéristiques:

Piscine, None, Golf, None, Ascenseur, Sécurité 24H, Parking, None, None