+34 604 489 646

info@luxury-realty.com

# Villa in Atalaya

Reference: R5315962



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| Bedrooms: 3 | Bathrooms: 3 | M² Build size: 112 | Price: 695,000 € |
| Status: Sale | Property Type: Villa | Parking places: by request | M² Plot Size: 252 |













Overview:

Luxury Realty proudly presents an exquisite, contemporary residence nestled in the highly coveted Atalaya region, epitomizing the very best of sophisticated living on the sun-drenched Costa del Sol. This meticulously designed two-level home offers an exceptional confluence of modern comfort, abundant natural light, and the unparalleled lifestyle that defines southern Spain. Its prime west-facing orientation and thoughtfully planned position ensure an abundance of glorious afternoon sun and expansive, open views, crafting an idyllic backdrop for serene evenings spent on the generously proportioned terrace or for hosting unforgettable gatherings as you witness spectacular sunsets paint the horizon.

Step inside this architectural gem and immediately appreciate the intelligent design that maximizes both space and luminosity. The ground floor unfolds into a bright and airy living area, a sanctuary of comfort perfectly suited for relaxation or vibrant entertaining. A conveniently located guest toilet on this level adds to the practicality of the home. Large, strategically placed windows are a defining feature, blurring the lines between the interior and exterior and allowing natural light to cascade effortlessly through every corner, enhancing the sense of spaciousness and connection to the beautiful surroundings. From the elegant living area, you are seamlessly led directly onto a sprawling terrace, which in turn flows into your own private garden – a verdant oasis designed for outdoor dining al fresco, a safe and delightful playground for children, or simply a secluded haven where you can fully immerse yourself in the glorious Mediterranean climate in complete privacy.

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Ascending to the upper level reveals the private quarters, comprising three generously proportioned bedrooms, each conceived as a peaceful retreat from the world. These bedrooms offer ample space and comfort, promising restful nights and tranquil mornings. Complementing these sleeping quarters are two full bathrooms, each meticulously designed with a keen eye for both functionality and contemporary style, featuring high-quality fittings and finishes that reflect the home's overall commitment to luxury. The thoughtful layout ensures privacy and convenience for all residents, making this an ideal family home.

This magnificent property, completed at the beginning of this year, stands as a testament to contemporary craftsmanship and design. It is offered unfurnished, presenting a unique and exciting opportunity for its new owner: a pristine, blank canvas awaiting your personal touch. This allows for complete creative freedom to curate an interior that perfectly reflects your individual style, vision, and aesthetic preferences, transforming the space into a bespoke sanctuary that is uniquely yours. Imagine selecting every piece of furniture, every decorative accent, to create a home that truly embodies your dream lifestyle.

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Beyond the confines of your private abode, the property extends its luxurious offerings. It includes dedicated private parking, providing secure and convenient access. Furthermore, residents enjoy access to a beautifully maintained communal swimming pool, an inviting oasis perfect for cooling off and unwinding during the long, sun-drenched seasons that define southern Spain. The pool area, often surrounded by lush landscaping, provides a serene escape and a wonderful opportunity to socialize with neighbors in a relaxed environment.

The home's enviable location in Atalaya is undeniably one of its most compelling attributes. Situated within a well-established residential neighborhood, it is characterized by meticulously landscaped walkways and abundant green areas, fostering a peaceful, secure, and aesthetically pleasing environment. Despite its tranquil setting, the property boasts excellent connectivity. The pristine beaches of the Costa del Sol, renowned golf courses, and a comprehensive array of amenities – from gourmet restaurants to boutique shops and essential services – are all just minutes away. Both the vibrant cosmopolitan hub of Marbella and the charming, traditional town of Estepona are within easy reach, offering a wealth of cultural, dining, and entertainment options. This strategic positioning makes the property an ideal choice for a permanent residence, a luxurious holiday home for memorable getaways, or a savvy investment opportunity in one of Europe's most desirable locations.

With its striking modern design, private garden sanctuary, prime west-facing orientation ensuring glorious sunsets, and an unbeatable location within the prestigious Atalaya area of Southern Spain, this home truly represents one of the finest and most compelling opportunities currently available across the entire urbanization. It's more than just a house; it's an invitation to embrace an exceptional lifestyle on the Costa del Sol.

Features:

None, New development, Pool, Air conditioning, Mountain views, None, Private garden, Parking, Holiday Home, Resale