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Luxury Realty
real estate

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Villa in Atalaya

Reference: R5468371



Bedrooms: 3

Bathrooms: by request

M² Build size: 196

Price: 995,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 492













Overview:```html

Welcome to an exceptional opportunity presented by Luxury Realty: an exquisite Andalusian-style villa, meticulously maintained and perfectly situated in the highly sought-after residential enclave of Monte Biarritz, East Estepona. This distinguished property offers an unparalleled blend of traditional charm, modern comfort, and a coveted location on the sun-drenched Costa del Sol, in the south of Spain. Nestled within a tranquil and established area, it promises both utmost privacy and unparalleled convenience, placing you at the heart of everything this vibrant region has to offer.

The villa’s enviable position ensures that daily necessities and leisurely pursuits are always within easy reach. Enjoy a gentle 5-minute stroll to discover an array of charming local shops, quaint cafés, and authentic Spanish restaurants, perfect for savoring the local gastronomy. For those who yearn for the sea, the beautiful beaches of Estepona are less than a 15-minute walk away, inviting you to bask in the Mediterranean sun or enjoy invigorating seaside walks. Furthermore, the property's proximity to Atalaya, a renowned area famed for its prestigious golf courses and international schools, adds another layer of desirability, making it an ideal choice for both permanent residency and luxurious holiday escapes.

Set upon a private, effortlessly manageable, and completely flat plot, this charming villa is an integral part of an exclusive, boutique community comprising just eight discerning homes. This intimate setting fosters a sense of belonging while preserving individual privacy. Residents benefit from access to a delightful communal swimming pool, strategically positioned directly in front of the villa. This ingenious layout creates the illusion of a private oasis, allowing you to step directly from your garden gate into crystal-clear waters, offering the ultimate in relaxation and leisure without the burdens of private pool maintenance.

The villa itself spans two thoughtfully designed levels, each imbued with an extraordinary sense of grandeur and openness, thanks to its unusually high ceilings—a striking architectural feature that enhances light and space throughout. The ground floor greets you with an inviting entrance hall, leading to a cleverly designed guest toilet complete with a practical laundry area. The culinary heart of the home is a spacious, semi-open-plan kitchen, fully equipped and designed for both casual family meals and sophisticated entertaining. This flows seamlessly into a generous living and dining room, a truly expansive space centered around a cozy fireplace, providing a warm focal point for gatherings. From here, large doors open onto a charming covered terrace and the meticulously kept private garden, creating an idyllic backdrop for al fresco dining, serene relaxation, and seamless indoor-outdoor living.

Ascending to the upper level, you'll discover a private sanctuary dedicated to rest and rejuvenation. The spacious master suite offers sumptuous comfort, featuring extensive, bespoke wardrobe space and a luxurious private en-suite bathroom, designed to offer a spa-like experience. Two additional guest bedrooms, equally well-proportioned and bathed in natural light, each enjoy direct access to a wide, sun-drenched solarium terrace. This expansive outdoor space presents a perfect opportunity for sunbathing, enjoying morning coffee, or simply taking in the tranquil surroundings. A separate, well-appointed family bathroom conveniently serves these guest rooms, ensuring comfort and privacy for all residents and visitors.

This property has been impeccably maintained, showcasing a commitment to quality and attention to detail. Comfort is paramount, with the entire house benefiting from luxurious underfloor heating, ensuring a consistently pleasant temperature throughout the year, regardless of the season. Additional premium features include a private carport offering secure space for one to two vehicles, providing invaluable convenience. For guests, ample parking is readily available directly outside the community, making entertaining effortless and enjoyable. This villa truly represents a turn-key solution for those seeking immediate occupancy and a lifestyle of comfort and sophistication.

This is a truly rare opportunity to acquire a charming, low-maintenance villa in an exceptional location. Its prime position in Monte Biarritz, near the vibrant hub of Atalaya and the pristine beaches of Estepona, ensures that you are perfectly poised to embrace the quintessential Costa del Sol lifestyle. From championship golf courses and world-class marinas to cultural excursions and gourmet dining, everything is within easy reach. This property is not just a home; it's an investment in a lifestyle of luxury, convenience, and Mediterranean charm, awaiting its discerning new owner.

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Features:

None, Pool, Air conditioning, Heating, Private garden, Alarm system, Parking, Resale