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Apartment in Estepona

Reference: R5494915



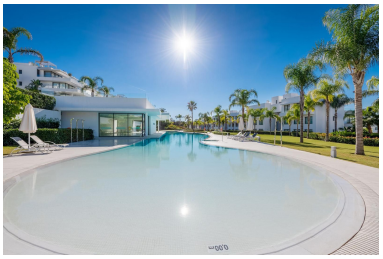
Bedrooms: 3
Bathrooms: 2
M² Build size: 114
Price: 1,200,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size: 333













Overview:

Discover an unparalleled living experience at this magnificent ground-floor apartment, gracefully situated within the highly coveted Cataleya Phase 2. This residence redefines contemporary luxury, offering an exquisite blend of sophisticated design, expansive outdoor living, and an unrivaled location on Spain's sun-drenched Costa del Sol. Nestled in a prestigious, low-density gated community, renowned for its sustainable, lush gardens and resort-style amenities, this property is not just a home but a private sanctuary where tranquility meets modern convenience.

The architectural philosophy behind Cataleya Phase 2 emphasizes seamless integration with the natural surroundings and an abundance of natural light. This stunning three-bedroom apartment exemplifies this vision, featuring an intelligently designed open-plan layout spanning 114 m² of meticulously crafted interiors. From the moment you step inside, you are greeted by an atmosphere of refined elegance, where high ceilings and premium finishes create a sense of spaciousness and understated luxury.

At the heart of the home, the sleek, modern kitchen stands as a testament to contemporary design and functionality. Equipped with state-of-the-art integrated appliances, custom cabinetry, and exquisite countertops, it invites culinary creativity and effortless entertaining. This sophisticated culinary space flows seamlessly into a generous living area, designed for both comfortable daily life and grand social gatherings. Expansive, floor-to-ceiling sliding glass doors dissolve the boundaries between indoor and outdoor living, allowing natural light and the fresh Mediterranean breeze to permeate every corner.

Step outside to discover a truly exceptional private oasis: a sprawling 333 m² private garden, the largest within the entire development, complemented by an impressive 78 m² sun-drenched terrace. This vast outdoor haven offers endless possibilities for relaxation and entertainment. Imagine sunbathing by day, hosting al fresco dinners under the stars, or simply enjoying a morning coffee amidst the serene beauty of your meticulously landscaped surroundings. The terrace provides ample space for comfortable lounging zones and elegant dining areas, designed to maximize your enjoyment of the glorious Costa del Sol climate. This unparalleled outdoor space truly sets this property apart, offering the privacy and grandeur of a villa with the convenience and security of an apartment.

The apartment's thoughtful design extends to its private quarters. Each of the three generously sized bedrooms offers direct access to the magnificent terrace and private garden, creating a harmonious connection with nature. Wake up to the gentle sounds of the garden and step directly onto your private green expanse. The master suite is a lavish retreat, featuring elegant finishes, extensive built-in wardrobes, and a spa-like en-suite bathroom. Indulge in its luxurious amenities, including high-end fixtures, a spacious walk-in shower, and double vanity, all designed for ultimate comfort and rejuvenation. The two additional spacious bedrooms also boast sophisticated finishes and ample storage, sharing a beautifully appointed bathroom, ensuring comfort and privacy for family and guests alike.

Exclusive Features & Community Privileges:

This exceptional property comes complete with a suite of premium features and access to world-class amenities:

- Spacious Interiors: 114 m² of exquisitely designed living space.
- Unrivaled Outdoor Space: An expansive 333 m² private garden – the largest in the development – offering unmatched privacy and leisure opportunities.
- Sun-Drenched Terrace: A generous 78 m² terrace, perfect for dining, lounging, and enjoying the Mediterranean sun.
- Gourmet Kitchen: Modern open-plan kitchen fitted with top-tier integrated appliances and premium finishes.
- Luxurious Master Suite: Features direct garden access, elegant finishes, and a spa-like en-suite bathroom.
- Comfortable Guest Accommodations: Two additional spacious bedrooms, each with direct terrace access and high-quality finishes.
- Secure Environment: Situated within a gated community with advanced security systems, ensuring peace of mind.
- Resort-Style Pools: Access to a tranquil heated saltwater pool for year-round enjoyment, alongside a magnificent 450 m² outdoor communal pool, perfect for sunny days.
- Convenient Parking & Storage: Includes underground parking and a private storage room, adding practical luxury.
- Sustainable Living: Part of a development committed to low-density design and eco-friendly, sustainable gardens.

A Prestigious Address: Prime Location on the Costa del Sol

Nestled in the highly sought-after Atalaya Alta, between Marbella and Estepona, this property boasts a truly privileged location on the southern coast of Spain. Cataleya Phase 2 offers the perfect balance of tranquil residential living with immediate access to the vibrant lifestyle of the Costa del Sol. You are just minutes away from pristine beaches, championship golf courses, and an array of world-class amenities, ensuring every convenience is at your fingertips.

The area, bordering Estepona and San Pedro, is known for its serene ambiance while remaining exceptionally well-connected. Golf enthusiasts will delight in the proximity to some of the region’s finest courses, with Atalaya Golf Club being within easy walking distance. For beach lovers, the golden sands and crystal-clear waters of the Mediterranean are just a short 2 km drive away, offering endless opportunities for sunbathing, swimming, and watersports.

The strategic location provides effortless access to the region's most iconic destinations:

- Vibrant Marbella: Just a 17-minute drive takes you to the glamorous boutiques, exquisite dining, and sophisticated nightlife of Marbella and Puerto Banús.
- Charming Estepona: A mere 10 minutes to the west lies Estepona, known for its picturesque old town, vibrant marina, and authentic Spanish charm.
- International Connectivity: Málaga Airport, offering excellent international connections, is conveniently located just 45 minutes away, making travel seamless for both residents and visitors.
  This area of Estepona, in the heart of the Costa del Sol, is celebrated for its exceptional quality of life, boasting over 320 days of sunshine a year, a rich cultural heritage, and world-class gastronomy. The combination of natural beauty, luxurious amenities, and outstanding connectivity makes it an irresistible destination.

This exclusive ground-floor apartment in Cataleya Phase 2 represents an exceptional opportunity. Whether you envision it as a permanent luxurious residence, a magnificent holiday retreat for family and friends, or a shrewd investment in one of the most dynamic and sought-after real estate markets in Southern Spain, this property promises a lifestyle of unparalleled comfort, elegance, and convenience. Experience the pinnacle of Mediterranean living.

Features:

Pool, Air conditioning, Heating, Mountain views, Lift, None, Private garden, Parking, None