



## Ground Floor Apartment for sale in Atalaya, Estepona

2,500 - 4,000 €

Reference: R5047735   Bedrooms: 2   Bathrooms: 2   Plot Size: 57m<sup>2</sup>   Build Size: 95m<sup>2</sup>   Terrace: 34m<sup>2</sup>





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## Costa del Sol, Atalaya

Stunning 2-Bedroom Garden Apartment in Atalaya Emotion – Brand New, Ready to Move In This exceptional ground-floor apartment in the exclusive Atalaya Emotion complex offers a unique blend of comfort, style, and tranquility. Located in one of the most peaceful corners of the development, this brand-new, never-lived-in unit boasts direct access to two private gardens – ideal for families, couples, or as a premium investment. Key Features: • 2 spacious bedrooms and 2 modern bathrooms • Open-plan living and dining room, flooded with natural light • Designer kitchen with central island and high-end Siemens appliances • Underfloor heating and independent air-conditioning in every room • Private garden with panoramic views of the relaxation area, artificial lagoon, and playground – all within steps from your terrace • Second private garden accessible from both bedrooms • Large underground parking space and ample storage room included in the price • Located on the prestigious “Pyramid” corner of the development – one of the most desirable units Prime Location: • Just 7 minutes by car from Puerto Banús, beaches, and golf • Situated in a rapidly growing, high-potential residential area • Directly across the street from Atalaya International School – ranked among the Top 10 bilingual schools in Marbella • No traffic stress: just open the gate and walk your children to school in 30 seconds This is an ideal opportunity for those seeking a serene lifestyle in a high-end community, with full access to all the exceptional facilities Atalaya Emotion has to offer.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
WiFi  
Gym

### Views

Garden  
Pool  
Lake

### Pool

Communal  
Children`s Pool

### Parking

Underground  
Garage  
Private

### Orientation

South

### Setting

Close To Golf  
Close To Shops  
Close To Schools

### Garden

Private

### Utilities

Electricity  
Solar water heating

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F Heating

### Condition

Excellent  
New Construction

### Security

Gated Complex

### Category

Golf  
Luxury