



## Middle Floor Apartment for sale in Atalaya, Estepona

423,000 €

Reference: R5306662 Bedrooms: 2 Bathrooms: 2 Build Size: 105m<sup>2</sup> Terrace: 25m<sup>2</sup>





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## Costa del Sol, Atalaya

With a valid tourist licence!

Bright South-Facing 3rd-Floor Apartment with Tourist Licence in Nueva Atalaya, Estepona – Ideal Investment on the New Golden Mile

Step into this magnificent south-facing apartment on the 3rd floor of a well-maintained building in the peaceful and established Nueva Atalaya residential area – a highly sought-after enclave on Estepona’s New Golden Mile. Surrounded by lush greenery and just minutes from golden beaches, championship golf courses, and the vibrant centres of Estepona and Marbella, this location offers the perfect balance of tranquillity and convenience. Supermarkets, restaurants, pharmacies, and beach clubs are all within easy walking distance, while Puerto Banús is only 10-12 minutes away by car and Málaga Airport 50 minutes.

Spanning 105 m<sup>2</sup> built (95 m<sup>2</sup> useful), this bright and welcoming home features a spacious open-plan living-dining room with large sliding glass doors opening onto a sunny terrace – perfect for breakfast with morning sun or evening relaxation. The generous main bedroom includes a private en-suite bathroom, while the second bedroom is equally spacious with built-in wardrobes. A second bathroom doubles as a guest toilet. The fully equipped kitchen completes the practical layout. Additional highlights include air conditioning, built-in wardrobes throughout, and a private parking space included in the price.

The gated community boasts beautiful, well-maintained communal gardens, a large swimming pool, and a separate children’s pool – ideal for families or relaxed living. With a valid tourist licence, this turnkey apartment is perfect as a permanent home, holiday residence, or high-yield investment property.

Priced at €423,000 – an excellent opportunity in one of Estepona’s most desirable residential zones.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Garden  
Pool  
Courtyard

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered