



# Tussenverdieping Appartement te koop in Atalaya, Estepona

423.000 €

Referentie: R5306662 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 105m<sup>2</sup> Terras: 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij vervoer  
Privé Terras  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Inbouwkasten  
WiFi  
Bijkeuken  
Optische vezel  
Access for people with reduced mobility

### Uitzicht

Zeezicht  
Garden Views  
Pool Bekeken  
binnenplaats Bekeken

### Zwembad

Gemeenschappelijk zwembad  
Children`s Pool

### Tuin

gemeenschappelijke tuin

### Zonorientatie

zuiden

### Ligging

Commerciele omgeving  
Dichtbij golfbaan  
Urbanisatie  
Dichtbij zee  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen

### Meubilering

optioneel Furniture

### Beveiliging

Omheind complex  
Alarmsysteem

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking  
overdekte parkeerplaats