



# Middle Floor Apartment for sale in New Golden Mile, Estepona

850,000 €

Reference: R5309206 Bedrooms: 3 Bathrooms: 2 Build Size: 123m<sup>2</sup> Terrace: 78m<sup>2</sup>





## Costa del Sol, New Golden Mile

Luxury contemporary middle floor apartment in the stylish Cataleya complex on the New Golden Mile, East-Estepona

Breathe nature and enjoy the tranquility and views in this amazing luxury complex with easy access to all amenities, schools, Puerto Banus, Marbella, San Pedro, Estepona and the beach.

### Apartment highlights

- \* Luxury super modern middle floor apartment with a large L-shaped terrace wrapped around the living room
- \* Stylish minimalist architectural appearance with white ceramic tiles, white fitted wardrobes, white kitchen island and bathrooms
- \* Corner position = more privacy and increased views variety
- \* Beautiful views over the gardens and pool area towards the mountains
- \* 3 bedrooms + 2 bathrooms of which 1 en-suite
- \* South-West orientation
- \* An important feature are the floor to ceiling sliding windows which create a smooth transition of the living room into the extensive terrace area, perfect for maximum enjoyment of the Mediterranean climate and creating lots of extra living space, chillout area, outdoor dining area...
- \* Air-conditioning for cooling and heating
- \* Fitted wardrobes in all bedrooms
- \* Fully fitted kitchen with all appliances
- \* 2 spacious and easy accessible underground parking spaces + very large storage room

This beautiful apartment is in an immaculate condition throughout as it has been barely used by the current owners. It is located on the highest point of the most recently built phase of the complex, creating nice views over the entire phase.

### Community highlights

- \* Gated with barriers and benefitting from 24h security patrol
- \* Stunning, state-of-the-art communal gardens.
- \* Heated outdoor pool, enabling outdoor swimming all year round
- \* Cataleya is known as one of the most sought after and stylish contemporary communities in the Golden Triangle Marbella-Estepona Benahavis. It has superior fixtures and fittings and was built by the highly respected Erasur developer and builder.
- \* Located adjacent to the Atalaya golf course, on the most eastern tip of the New Golden Mile
- \* Short drive to the Blue Flag El Saladillo Beach which also counts several beach excellent restaurants
- \* Very short drive to local supermarkets (Mercadona, ) and 2 commercial centres with a wide range of services, cafes, restaurants and 2 banks
- \* Very short drive to a plethora of golf courses (Atalaya, El Paraiso, Guadalmina, El Higueral, and all the courses of the Golf Valley)



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Fitted Wardrobes  
WiFi  
Utility Room

### Views

Mountain  
Panoramic  
Garden  
Pool  
Golf  
Urban

### Pool

Communal  
Heated  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
West

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Optional

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Private  
More Than One