



## Lejlighed i stueetagen til salg i Atalaya, Estepona

720.000 €

Reference: R5047735   Soveværelser: 2   Badeværelser: 2   Grundstørrelse: 57m<sup>2</sup>   Byg Størrelse: 95m<sup>2</sup>   Terrasse: 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.



## Funktioner:

### Funktioner

Dækket terrasse  
Elevator  
Privat terrasse  
Satellit -tv  
Opbevaringsrum  
Wifi  
Gymnastiksal

### Synspunkter

Have  
Pool  
Sø  
**Pool**  
Kommunal  
Børns pool  
**Parkering**  
Underjordisk  
Garage  
Privat

### Orientering

Syd

### Indstilling

Tæt på golf  
Tæt på butikker  
Tæt på skoler

### Have

Privat

### Hjælpeprogrammer

Elektricitet  
Solvandsopvarmning

### Klimakontrol

Aircondition  
Kold aircondition  
Varm aircondition  
U/f opvarmning

### Tilstand

Fremragende  
Ny konstruktion

### Sikkerhed

Gated kompleks

### Kategori

Golf  
Luksus