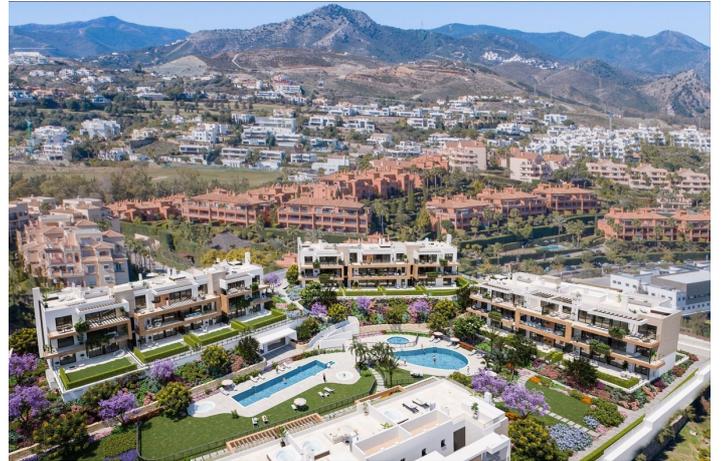




# Middle Floor Apartment for sale in Atalaya Emotion, Atalaya, Estepona

767,000 €

Reference: R5315491 Bedrooms: 3 Bathrooms: 2 Build Size: 150m<sup>2</sup> Terrace: 29m<sup>2</sup>





## Costa del Sol, Atalaya

Luxury 3-Bedroom Apartment for Sale in Atalaya Emotion, Estepona (Near Marbella & Benahavís)

Discover this luxury 3-bedroom apartment for sale in Atalaya Emotion, Estepona, ideally located in the highly sought-after Atalaya area within the Golden Triangle of Marbella, Estepona, and Benahavís. This exclusive first-floor property offers the perfect combination of modern design, energy efficiency, and prime location—making it an excellent choice for a holiday home, permanent residence, or high-return rental investment on the Costa del Sol.

This bright and spacious apartment in Atalaya Emotion features a smart, functional layout with cross ventilation, ensuring a naturally cool and comfortable living environment all year round. The open-plan living and dining area flows seamlessly onto a 21 m<sup>2</sup> private terrace, ideal for outdoor dining, relaxing, and enjoying the Mediterranean climate with pleasant views over landscaped gardens.

The modern fully fitted kitchen comes equipped with high-quality integrated appliances, including oven, hob, extractor hood, fridge, dishwasher, microwave, and washing machine, complemented by quartz countertops and sleek contemporary cabinetry.

The property offers three spacious bedrooms with fitted wardrobes, including a stylish master suite, and two modern bathrooms finished with premium materials, featuring resin shower trays, suspended vanity units, and LED lighting.

### Key Features of This Atalaya Emotion Apartment

- 3 bedrooms and 2 bathrooms
- First-floor apartment with private terrace (21 m<sup>2</sup>)
- Fully furnished – key ready property
- Underfloor heating throughout (aerothermal system)
- Pre-installation for ducted air conditioning
- Double glazing with high-quality PVC carpentry
- Large-format porcelain flooring
- Armoured security entrance door
- 2 underground parking spaces + storage room

### Exclusive Gated Community with Resort-Style Amenities

- Atalaya Emotion is a modern residential development offering over 6,700 m<sup>2</sup> of premium communal areas, including:
  - Outdoor swimming pools (including heated pool)
  - Jacuzzis and relaxation areas
  - Fully equipped gym
  - Ornamental lake and landscaped gardens
  - Children's play areas
  - Secure gated community

### Prime Location in Atalaya, Estepona

- This property enjoys a prime location close to Marbella, San Pedro de Alcántara, and Benahavís, with easy access to:
  - Beaches of the Costa del Sol
  - Golf courses including Atalaya Golf
  - International schools



Restaurants, supermarkets, and amenities

Puerto Banús and Marbella town centre

Investment Opportunity on the Costa del Sol

With its modern specifications, resort-style facilities, and excellent location, this apartment represents a strong investment opportunity in Estepona, with high demand for both long-term and holiday rentals.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Jacuzzi

### Views

Sea  
Garden  
Pool  
Golf

### Pool

Communal  
Heated

### Garden

Communal

### Category

Beachfront

### Orientation

South

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent  
New Construction

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private  
More Than One