



Townhouse in Estepona

Bedrooms **3** Bathrooms **4** Built **318m²** Plot **0m²**
R5333266 **Townhouse** **Estepona** **1.250.000€**

Magnificent high-end semi-detached villa located in the Serene Atalaya development, Estepona, Málaga, set within one of the most prestigious and sought-after residential areas of the Costa del Sol. The New Golden Mile has established itself as a benchmark location thanks to its exclusivity, tranquility, and outstanding urban planning, combining modern contemporary developments with a carefully integrated natural environment. The area stands out for its proximity to the sea, renowned golf courses, exclusive beach clubs, fine-dining restaurants, and luxury hotels, as well as its excellent connections to Estepona, Marbella, and Puerto Banús. All of this within a secure, private setting surrounded by green areas, offering a sophisticated and comfortable lifestyle, ideal both as a primary residence or a second home in one of the most valued locations along the Mediterranean coast. Surface Areas Total Built Area: 181.87 m² Outdoor Usable Area: 298.46 m² Plot Size: 318.73 m² Interior Usable Area: 154.97 m² Built Area of the House: 200.06 m² Solarium Area: 44.47 m² Layout and Living Areas Living–dining room with integrated kitchen Pantry Laundry room Sleeping Area 3 bedrooms, one of them en-suite Walk-in wardrobe Lower Ground Floor (-1 level) (with English patio and excellent natural light) Open and versatile space with the possibility of being used as: Wine cellar Large suite Two additional bedrooms Gym Cinema room Living room / lounge Bathrooms 3 full bathrooms 1 guest toilet Outdoor Spaces Covered terraces Open terraces Private gardens Private parking with capacity for 2 vehicles There is also the

possibility of building a private swimming pool at an additional cost. Retail, a leading specialist in luxury properties. We offer a selection of exclusive homes in the most prestigious locations across Spain.

Basement
Double Glazing
Fitted Wardrobes
Satellite TV
WiFi

Basement
Ensuite Bathroom
Gym
Solarium

Covered Terrace
Fiber Optic
Private Terrace
Storage Room