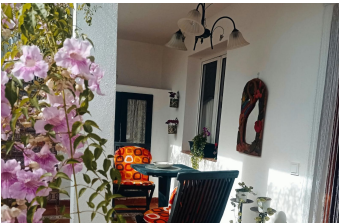
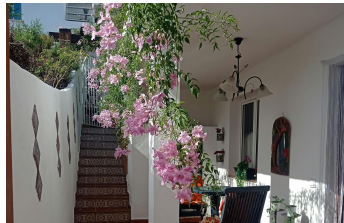


ALL IN

real estates



Townhouse in Atalaya

Bedrooms	3	Bathrooms	3	Built	204m2	Plot	146m2
R5513440	Townhouse	Atalaya				695.000€	

ATALAYA, ESTEPONA | 3-Bedroom Townhouse with Separate Licensed Guest Apartment
 146 m² Built | 2-Bed Main Residence + 1-Bed Independent Guest Studio | Active Tourist
 Licence (€15k/Year Proven Income) | 30 m² East-Facing Terrace + Rooftop Solarium | Mar y
 Monte, Atalaya Superbly positioned within the established and charming Andalusian-style
 community of Mar y Monte in Atalaya, this 146 m² property represents an exceptional hybrid
 investment and residential opportunity. Offering a versatile two-bedroom main residence
 alongside a fully independent one-bedroom guest apartment with an active tourist licence,
 this property generates consistent year-round income capable of substantially covering
 running costs or offsetting a mortgage. The Residences & Layout Primary Residence (Main
 House): Features two comfortable double bedrooms and a full family bathroom. Bright, open
 reception area leading out to outdoor living zones. Solid foundations with fantastic
 architectural scope to reconfigure and modernise into an open-concept contemporary layout.
 Independent Licensed Guest Suite: Completely self-contained one-bedroom, one-bathroom
 annex with private direct access. Fully licensed for holiday rentals (Licencia Turística).
 Established track record achieving €70 – €80 per night consistently throughout the year.
 Produces approximately €15,000 per annum in passive rental yield, offering immediate
 turnkey cash flow. Outdoor Living & Terraces 30 m² East-Facing Terrace: An expansive
 ground-level alfresco terrace bathed in morning and midday sunshine, tailored for outdoor

dining, barbecues, and relaxation. Rooftop Solarium: Private rooftop sun deck offering open views across the urbanisation and surrounding landscape, capturing all-day sunshine until dusk. Community & Lifestyle Amenities Located within the tranquil, low-rise residential complex of Mar y Monte: Outstanding, large communal swimming pools set within lush Mediterranean gardens Residents' social clubhouse available for private events and gatherings Peaceful, safe, and family-friendly residential environment Strategic Location Conveniently situated on the New Golden Mile border between San Pedro de Alcántara and Estepona: Beach & Coastal Promenade: 3–4 minutes San Pedro de Alcántara Centre: 5 minutes Puerto Banús: 8–10 minutes Championship Golf (Atalaya Golf & Country Club, Guadalmina, El Paraíso): Under 25 minutes Málaga Airport: 45 minutes A unique property offering lifestyle versatility, proven holiday rental income, and substantial upside potential through light modernisation. Private viewings strictly by appointment.

Covered Terrace
Guest Apartment
Solarium

Covered Terrace
Near Transport

Fitted Wardrobes
Private Terrace