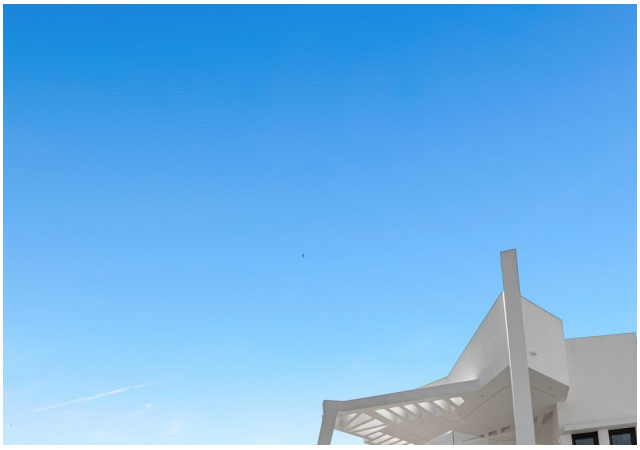
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House in Atalaya

Bedrooms	**4**	Bathrooms	**4**	Built	**300m2**	Plot	**580m2**

R5357557	**House**	**Atalaya**	**2.200.000€**

Brand new villa on the New Golden Mile, perfectly located in the highly sought-after area of Atalaya — a prime location that offers both tranquility and excellent connectivity. The property is just 8 minutes from the beach, 10 minutes from Puerto Banús, and only 13 minutes from Estepona town center, making it an ideal choice for both living and investment. The villa has just been completed and has been constructed using high-end materials and premium finishes throughout. It features solar panels, full home automation (smart home system), a private swimming pool, and parking within the garden area. The plot measures 580 sqm, with a built area of 370 sqm. The property is distributed over three levels: basement, ground floor, and first floor, and offers 4 spacious bedrooms and 4 modern bathrooms. It benefits from a southeast orientation, ensuring plenty of natural light throughout the day. Directly in front of the villa, there is a protected natural park, guaranteeing open views and privacy. On the ground floor, you will find a bright and elegant living room that seamlessly blends with the outdoor terrace and pool area, creating a perfect indoor-outdoor lifestyle. This level also includes a fully equipped kitchen, a dining area, and a bathroom. On the first floor, there are 2 comfortable bedrooms, each with its own bathroom, designed to offer privacy and beautiful views. The basement level features 2 additional bedrooms and 2 bathrooms, ideal for guests, family members, or even creating a separate living space. This villa is flooded with natural light and designed for modern living, combining ?comfort, ?style, ?and ?functionality. ?It

represents an ?excellent ?opportunity, whether you are looking ?for a ?permanent residence, ?a ?holiday home, or a ?high-return ?investment ?on ?the ?Costa ?del ?Sol.

Covered Terrace	Covered Terrace	Double Glazing
Fiber Optic	Private Terrace	Storage Room