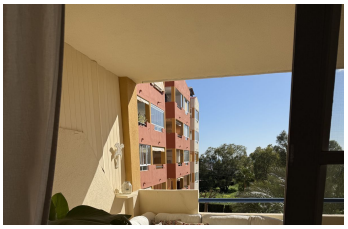
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Middle Floor Apartment in Atalaya

Bedrooms	**2**	Bathrooms	**2**	Built	**105m2**	Terrace	**25m2**

R5306662	**Middle Floor Apartment**	**Atalaya**	**423.000€**

Viewings start in February 2027 With a valid tourist licence! Bright South-Facing 3rd-Floor Apartment with Tourist Licence in Nueva Atalaya, Estepona – Ideal Investment on the New Golden Mile Step into this magnificent south-facing apartment on the 3rd floor of a well-maintained building in the peaceful and established Nueva Atalaya residential area – a highly sought-after enclave on Estepona's New Golden Mile. Surrounded by lush greenery and just minutes from golden beaches, championship golf courses, and the vibrant centres of Estepona and Marbella, this location offers the perfect balance of tranquillity and convenience. Supermarkets, restaurants, pharmacies, and beach clubs are all within easy walking distance, while Puerto Banús is only 10-12 minutes away by car and Málaga Airport 50 minutes. Spanning 105 m² built (95 m² useful), this bright and welcoming home features a spacious open-plan living-dining room with large sliding glass doors opening onto a sunny terrace – perfect for breakfast with morning sun or evening relaxation. The generous main bedroom includes a private en-suite bathroom, while the second bedroom is equally spacious with built-in wardrobes. A second bathroom doubles as a guest toilet. The fully equipped kitchen completes the practical layout. Additional highlights include air conditioning, built-in wardrobes throughout, and a private parking space included in the price. The gated community boasts beautiful, well-maintained communal gardens, a large swimming pool, and

a separate children’s pool – ideal for families or relaxed living. With a valid tourist licence, ?this ?turnkey ?apartment ?is ?perfect as a ?permanent ?home, holiday residence, or high-yield ?investment property. Priced ?at €423,000 ?– ?an excellent opportunity in ?one ?of ?Estepona’s ?most ?desirable ?residential ?zones.

Access for people with reduced mobility	Access for people with reduced mobility	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Near Transport	Private Terrace	Utility Room
WiFi		