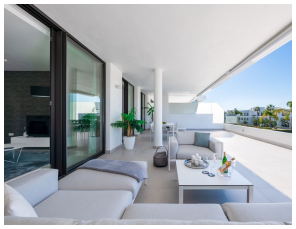
ALL IN
real estates





Middle Floor Apartment in Estepona

Bedrooms	2	Bathrooms	2	Built	91m2	Terrace	81m2

R5139946	Middle Floor Apartment	Estepona	825.000€

Located in the sought-after Cataleya Phase 2, this rare 2-bedroom first-floor apartment combines modern luxury, expansive outdoor living, and a prime Costa del Sol address. With only three apartments of this layout in the entire development, it offers unmatched exclusivity. With 91 m² of elegant interior space and an impressive 81 m² terrace, this home is designed for the Mediterranean lifestyle. The spacious open-plan kitchen and living area connect seamlessly to the expansive terrace through floor-to-ceiling sliding glass doors, creating a light-filled environment perfect for both entertaining and relaxation. This apartment is being sold fully furnished with high-end designer furniture, allowing you to move in and enjoy a turnkey luxury home from day one. The master suite features an en-suite bathroom, built-in wardrobes, and direct access to the terrace. The second double bedroom also opens onto the terrace, ensuring natural light and privacy throughout. Exclusive Features & Amenities • 91 m² of beautifully designed interior space • 81 m² private terrace with space for dining & lounging • Sold fully furnished with luxury designer furniture • Modern open-plan kitchen with premium appliances • Master suite with en-suite bathroom & terrace access • Additional double bedroom with terrace access • Gated community with 24h security • Heated pool & 450 m² saltwater outdoor pool • Underground parking & private storage room Rental license in place with 90% booking rate. Prime Location Between Marbella & Estepona Set within a

secure, low-density development with lush gardens and resort-style facilities, Cataleya Phase 2 enjoys a privileged location: Estepona / ?San ?Pedro ?border ?– ?peaceful yet connected Walking ?distance ?to Atalaya Golf Club Just 2 ?km from ?the beach 17 ?minutes ?to Marbella & 17 ?minutes ?to ?Estepona 45 ?minutes ?to ?Málaga ?Airport

Covered Terrace	Covered Terrace	Double Glazing
Ensuite Bathroom	Fitted Wardrobes	Lift
Private Terrace	Storage Room	