



Townhouse for sale in Estepona, Estepona

1,250,000 €

Reference: R5333266 Bedrooms: 3 Bathrooms: 4 Build Size: 318m<sup>2</sup>





## Costa del Sol, Estepona

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 m<sup>2</sup>

Outdoor Usable Area: 298.46 m<sup>2</sup>

Plot Size: 318.73 m<sup>2</sup>

Interior Usable Area: 154.97 m<sup>2</sup>

Built Area of the House: 200.06 m<sup>2</sup>

Solarium Area: 44.47 m<sup>2</sup>

### 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.

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## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Basement  
Fiber Optic

### Views

Mountain  
Garden  
Pool  
Golf

### Pool

Room for Pool

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

West

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Town  
Port

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Investment  
Luxury

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Central Heating  
U/F/H Bathrooms

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private