



Detached Villa for sale in Atalaya, Estepona

4,000,000 €

Reference: R5032111 Bedrooms: 6 Bathrooms: 6 Plot Size: 4,000m<sup>2</sup> Build Size: 750m<sup>2</sup> Terrace: 509m<sup>2</sup>





## Costa del Sol, Atalaya

OFFERS OVER €4,000, 000

### Signature Villa on the New Golden Mile

A rare opportunity to own a spectacular private estate perfectly positioned between the vibrant energy of Marbella and the relaxed charm of Estepona. Within walking distance of the prestigious Atalaya Golf & Country Club, this exceptional villa offers the increasingly rare experience of living in your own private luxury resort while remaining just minutes from world-class golf, beaches, restaurants and international schools.

Beautifully renovated, the estate blends modern comfort with timeless Andalusian elegance. Designed for family living, entertaining and relaxation, it offers an outstanding combination of space, lifestyle and investment potential. Even more remarkable, the property represents exceptional value, offered at almost half the average price per square metre for luxury homes in this area.

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### Main Residence – 787 m<sup>2</sup> Built | 3,000 m<sup>2</sup> Plot

The impressive manor house has been thoughtfully designed to create a home that is both luxurious and welcoming.

Key features include:

- Two stunning master suites with swim-up pool access
- Three additional ensuite bedrooms
- Private office suite and staff quarters
- Home cinema, games lounge and wine bodega
- Fully equipped gym, massage room and infrared sauna

At the heart of the home is a designer Poggenpohl kitchen fitted with premium Miele appliances, opening onto elegant living areas and more than 700 m<sup>2</sup> of sun-filled terraces designed for effortless indoor-outdoor living.

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### Resort-Style Outdoor Living

The landscaped grounds create a true Mediterranean retreat, featuring:

- Two swimming pools, including one heated and covered
- Six-person hot tub
- Outdoor BBQ bar with pizza oven
- Tennis, badminton and volleyball court
- Private pitch-and-putt golf practice area
- Beautiful gardens offering space, privacy and tranquillity

Additional features include a four-person lift, full CCTV security system, double garage, extensive parking and full furnishings, making the villa completely turn-key ready.

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### Independent Guest Residence

The property also includes a private guest bungalow set within its own 1,000 m<sup>2</sup> plot, offering:

- Three ensuite bedrooms
- Fully equipped kitchen
- Private swimming pool and gazebo
- Separate entrance with parking

The guest house provides excellent rental income potential of €60,000+ per year, enhancing the investment appeal of the estate.

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### Exceptional Opportunity



Combining luxury, privacy and resort-level amenities with outstanding value on the New Golden Mile, this unique property offers a lifestyle rarely found on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Games Room  
Guest Apartment  
Guest House  
Utility Room  
Jacuzzi  
Bar  
Barbeque  
Staff Accommodation  
Fiber Optic  
Access for people with reduced mobility

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Optional

### Security

Alarm System  
Electric Blinds  
Entry Phone

### Energy Rating

D

### Orientation

East  
South  
South East  
South West

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
More Than One

### CO2 Emission Rating

D

### Climate Control

Air Conditioning  
Hot A/C  
Fireplace  
U/F Heating

### Pool

Private

### Garden

Private  
Landscaped

### Category

Investment  
Luxury  
Resale