














## Exclusive detached villas in prestigious surroundings, La Atalaya

Estepona

€ 1.530.000

	Estate type:	<b>Villa</b>		Area:	<b>245 m2</b>
	Terrace:	<b>223 m2</b>		Number of bathrooms:	<b>3</b>
	Number of bedrooms:	<b>3</b>		Garage:	<b>Yes</b>
	Pool:	<b>Yes</b>		Plot:	<b>536 m²</b>
	Air conditioning:	<b>Yes</b>		Television:	<b>Yes</b>
	Close to golf courses:	<b>Yes</b>		Wi-Fi:	<b>Yes</b>

Exclusive boutique development of just seven modern detached villas with southern exposure located in the exclusive neighbourhood of Atalaya, in the popular location between Marbella and Estepona, New Golden Mile. The area is just a short walk from the Atalaya Golf Club, all nearby amenities and the beach.

The homes are designed with the comfort of their habitants in mind and are available in 3 and 4-bedroom configurations.

The 3-bedroom model is set on plots of around 500 m<sup>2</sup>, meanwhile the 4-bedroom model is set on plots of around 800 m<sup>2</sup>.

All villas features generous terraces and spacious gardens with private swimming pools. The double height ceilings in the living room, and an abundance of natural light floods the cosy interior through the large double glazed windows. The rooftop solarium with sea views and the elegant high quality finishes create a feeling of luxury and space providing the maximum convenience and comfort for its habitants. All bedrooms are fitted with a private bathroom en suite.

There is the possibility of full customisation free of charge, selecting options for materials, along with installations and interior design. You will be able to adapt the space to your needs thanks to the customisable designs.

Additional features:

- A/C hot and cold
- Private pool
- Private garage
- Private garden
- Fully fitted kitchens and bathrooms
- Underfloor heating
- Energy efficient aerothermal technology

The homes also come with underground parking for two vehicles.

Nearby towns such as Puerto Banús and Marbella are just a short drive away. Besides, the area has quick and easy access to medical care facilities, schools, shops and dining options. Golf enthusiasts will enjoy the proximity to a variety of world-class golf courses, including Los Flamingos Golf Club, Atalaya Golf & Country Club, El Paraiso Golf, Marbella Club Golf Resort and Guadalmina Golf.

Estimated date of delivery 1 quarter of 2026.

\*\*\*Prices of the 3 – bedroom villas start at 1.530.000 €

\*\*\*Prices of the 4 – bedroom villas start at 2.220.000 €

Do not hesitate and contact us to get more information of this exclusive development!



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