



## Middle Floor Apartment for sale in Estepona, Estepona

**825,000 €**

Reference: R5139946 Bedrooms: 2 Bathrooms: 2 Build Size: 91m<sup>2</sup> Terrace: 81m<sup>2</sup>





---

## Costa del Sol, Estepona

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 m<sup>2</sup> of elegant interior space and an impressive 81 m<sup>2</sup> 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 m<sup>2</sup> of beautifully designed interior space
- 81 m<sup>2</sup> 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 m<sup>2</sup> saltwater outdoor pool
- Underground parking & private storage room

**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



## Features:

### Features

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

### Views

Mountain  
Panoramic

### Pool

Communal  
Heated

Indoor

### Garden

Communal  
Landscaped

### Utilities

Electricity

### Orientation

South West

### Setting

Urbanisation  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone

### Category

Golf  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Communal