



## Middle Floor Apartment for sale in Estepona, Estepona

**767,000 €**

Reference: R5315491   Bedrooms: 3   Bathrooms: 2   Build Size: 150m<sup>2</sup>   Terrace: 29m<sup>2</sup>





## Costa del Sol, Estepona

Elegant 3-bedroom, 2-bathroom apartment located on the first floor within an exclusive private residential complex in the Atalaya area, in the golden triangle of Marbella – Estepona – Benahavís.

The property stands out for its functional and bright layout, with spacious rooms and cross ventilation that provides natural freshness throughout the year. The living-dining room connects directly to a pleasant 21 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate, al fresco dining, or relaxing moments with open views of the landscaped surroundings.

The kitchen is delivered fully equipped with integrated appliances (oven, hob, extractor hood, refrigerator, dishwasher, microwave, and washing machine), quartz countertops, and contemporary design cabinetry.

The bedrooms offer excellent storage capacity thanks to lacquered built-in wardrobes with fully finished interiors.

Both bathrooms feature high-quality sanitary ware and fittings, resin shower trays, and suspended furniture with LED lighting.

### Comfort and efficiency

The property includes:

- Underfloor heating throughout the apartment via aerothermal system
- Pre-installation for ducted air conditioning
- High-performance PVC exterior carpentry with double glazing
- Large-format rectified porcelain flooring
- Armored entrance door

It is sold ready to move in, fully furnished, making it an excellent option as a primary residence, second home, or immediate investment.

Includes 2 parking spaces and a storage room in the basement.

### Resort-style development

The residential complex offers over 6,700 m<sup>2</sup> of communal areas with outdoor swimming pools (including a heated one), jacuzzis, ornamental lake, gym, children's areas, and extensive landscaped gardens.

An ideal opportunity to enjoy the authentic Mediterranean lifestyle in one of the most sought-after areas of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Gym  
Jacuzzi

### Views

Sea  
Garden  
Pool  
Golf

### Pool

Communal  
Heated

### Garden

Communal

### Category

Beachfront

### Orientation

South

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Beachfront

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Climate Control

Air Conditioning  
U/F Heating

### Condition

Excellent  
New Construction

### Kitchen

Partially Fitted  
Kitchen-Lounge

### Parking

Private  
More Than One