

## Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 469 m<sup>2</sup> Interior | 167 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

Situated in the prestigious area of Atalaya, Estepona East, this newly developed villa offers an unparalleled living experience in one of Malaga's most sought-after locations. This exclusive development comprises seven luxury south-facing detached villas, each meticulously designed to provide the utmost in comfort and style. With a prime location, the property is within walking distance to the esteemed Atalaya Golf Club and just a short drive from the vibrant amenities of Estepona, the serene beaches, and the renowned Puerto Banús.

This particular villa boasts a spacious built area of 469m<sup>2</sup>, with 245m<sup>2</sup> dedicated to the interior, providing ample room for relaxation and entertainment. The villa features three elegantly designed bedrooms, each offering privacy and tranquillity, complemented by two luxurious bathrooms. The extensive terrace area, measuring 167m<sup>2</sup>, offers the perfect setting for al fresco dining or soaking up the sun, while the plot spans 536m<sup>2</sup>, ensuring plenty of outdoor space for leisure activities.

One of the standout features of this villa is the large private pool, set amidst beautifully landscaped gardens, providing a serene oasis for residents. The property includes a full basement and a garage accommodating two cars, ensuring ample storage and parking space. The rooftop terrace offers breathtaking sea views, perfect for enjoying the Mediterranean climate.

Attention to detail is evident throughout the villa, with double-height living room ceilings creating a sense of grandeur and space. The use of top brands and quality materials is evident in every aspect of the property, from the underfloor heating throughout to the advanced aerothermal heating technology. Buyers are offered full cost-free interior customization and interior design services, along with flexible payment plans to suit their needs.

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. Urb. Marbella Real, Local 2 (29602) Marbella, Spain Tel: +34 952 765 428 | Email: [info@marbellaliving.com](mailto:info@marbellaliving.com) | [www.marbellaliving.com](http://www.marbellaliving.com)

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**€ 1,530,000**

Ref: 5077MLV



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