

€ 1,530,000

Ref: HM1615V

Villa for sale in Estepona, Costa del Sol

3 Bedrooms | 2 Bathrooms | 469 m² Interior | 223 m² Terraces | **Garage** Yes | **Jardín** Yes | **Piscina** Yes



Property Description

Located in the heart of the Atalaya area of Estepona, within the Golden Triangle comprised of Marbella, Estepona, and Benahavís. The location is unbeatable: 40 minutes from Málaga Airport, 15 minutes from Marbella Bus Station, and 45 minutes from Málaga Train Station. It is also just 2 km from the prestigious Atalaya International School, which offers preschool, primary, secondary, and high school education.

There are 10 golf courses located in the surrounding area. One of the oldest clubs on the Costa del Sol, Atalaya Golf & Country Club, is less than a 1-minute walk away. The others are within a 4 km radius and include: El Paraíso, El Campanario, El Higueral, Guadalmina, Marbella Club, Flamingos, Arqueros, La Quinta, and Los Naranjos. Without a doubt, this is an exclusive location with great sociocultural richness, quality leisure options, and services within easy reach. Puerto Banús is less than 10 minutes away, offering a vibrant marina, the exclusive shops of the Golden Mile, high-end Michelin-starred restaurants, and seafront bars ideal for cocktails.

This residential complex comprises just 7 independent 3- and 4-bedroom villas, each with spacious gardens, individual infinity pools, and solariums. The private gardens of these villas blend seamlessly with the natural surroundings and the Málaga landscape, allowing you to enjoy every moment at home, featuring natural grass, lush vegetation, and abundant trees. The living room porch includes a built-in gas barbecue, while the separate infinity pool has interior lighting and pre-installed heating.

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The project offers two types of homes, all detached:

5 villas with 3 bedrooms and 3 bathrooms

2 villas with 4 bedrooms and 5 bathrooms

Layout:

The villas have a ground floor with one bedroom, a first floor with a master bedroom with a dressing room, and direct access to the solarium via a covered staircase. Features include a double-height living area, pre-installed elevators, and a pre-installed Jacuzzi in the solarium. Six of the seven villas include basement parking for two cars, while one villa offers parking for one car in the basement and space for two additional cars outside, protected by a pergola.
