



## Detached Villa for sale in Atalaya, Estepona

2,195,000 €

Reference: R4981324 Bedrooms: 6 Bathrooms: 5 Plot Size: 1,226m<sup>2</sup> Build Size: 417m<sup>2</sup> Terrace: 102m<sup>2</sup>





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## Costa del Sol, Atalaya

This stunning modern villa is situated in the well-established residential area of Monte Biarritz, just one kilometer from San Pedro de Alcántara. Offering convenient access to the N-340 motorway and located at the gateway to Benahavís, this property provides the perfect balance of tranquility and connectivity.

With all amenities within walking distance, including restaurants, bars, shops, and even the beach, this villa is ideally positioned for both everyday convenience and leisure. It is just a 5-minute drive to Puerto Banús and the charming white mountain village of Benahavís, renowned for its gastronomy and natural beauty. Golf enthusiasts will appreciate the proximity to top courses such as Guadalmina, Atalaya, and El Paraíso.

Built to the highest standards, this sleek, contemporary two storey villa boasts six bedrooms, five bathrooms, and a guest toilet. The spacious open-plan living area features a modern kitchen, dining space, and a cozy fireplace, all seamlessly flowing onto the sun-drenched terrace. The villa is equipped with underfloor heating throughout, ensuring year-round comfort.

Set on a generous 1,221 m<sup>2</sup> private plot, the property includes a private swimming pool, a carport for two vehicles, and additional guest parking. With a built area of 417 m<sup>2</sup>, this two-level home offers a perfect combination of modern design, high-end finishes, and a prime location.

A fantastic opportunity to own a stylish contemporary villa in one of the most desirable locations on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Wood Flooring

### Views

Sea Views  
Mountain

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
CO2 Emission Rating  
B

### Orientation

South  
South East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Alarm System

### Category

Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent  
New Build

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One

### Energy Rating

B