ATALAYA

| sypialnie | ■azienki | zbudowany m² | fabu■a m² |
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| 4 | 3 | 350 | 1 584 |

## VILLA W ATALAYA

BEAUTIFULLY MODERNISED 4 BEDROOM VILLA WITH UNIQUE LARGE PRIVATE GARDEN & POOL - on a double plot, with opportunity to extend. Set on a generous double plot, this elegantly renovated villa offers spacious contemporary living, complemented by an expansive private garden and stunning pool area. The property also provides excellent scope for further enhancement, with the potential to extend the existing home or add an additional level—creating a truly bespoke residence. Nestled in a serene cul-de-sac in the prestigious area of Atalaya, Estepona, this recently modernised 4-bedroom villa offers an exceptional living experience. Set on a generous double plot, the villa benefits from a vast, beautifully landscaped garden and a fantastic private swimming pool—perfect for both relaxation and entertaining. Perfectly suited for families or professionals, the property boasts spacious, open-plan interiors, designed to maximise natural light and comfort. With high-end finishes and a sleek, unfurnished layout, it provides the ideal blank canvas for you to personalise your new home. KEY FEATURES: - Build 350m2 / Plot 1584m2 - 4 spacious bedrooms - 3 bathrooms - Bright, open-plan living and dining areas - Large modern kitchen, with adjacent laundry room - Fully modernised with premium finishes - Quiet and private location in a tranquil cul-de-sac - Double plot with a large, private garden and a stunning swimming pool - Oportunity to extend the property - Large outdoor space, perfect for entertaining or relaxing - Conveniently close to local amenities, schools, beaches, and golf courses DESCRIPTION: Recently completely renovated, this superb villa is all set over one level, and is south orientated, making it a very bright & homely. Located in Atalaya, within 5-10 minutes drive from San Pedro de Alcantara & Puerto Banus. The living / dining room is spacious & bright, leading out to a sunny south facing terrace. A few steps lead down to the pool & large garden which also wraps around the side of the house. The garden is completely private & secure. The kitchen is fully modernised & very spacious, with space for an additional dining area. There is a separate utility room for laundry. The master bedroom is spacious and has a separate dressing room with plenty of hanging space for clothes. The master bathroom is fully modernised & has a very large double shower plus a bath & double wash basins. The 2nd bedroom also benefits from a modern en-suite bathroom with bath tub. The other 2 bedrooms share a large bathroom with a bathtub shower and separate shower. There is off street parking within the gates of the villa for a number of cars, plus a garage for 1 car. The villa is situated in a quite cul-de-sac, which feels very safe.

| spo■eczno■■ | ■mieci | ibi | cena |
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