



# Ground Floor Apartment for sale in Estepona, Estepona

895,000 €

Reference: R5220415 Bedrooms: 3 Bathrooms: 2 Build Size: 111m<sup>2</sup> Terrace: 63m<sup>2</sup>





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## Costa del Sol, Estepona

### Elegant 3-Bedroom Ground Floor Apartment | Las Terrazas de Atalaya

Experience contemporary Mediterranean living in this stunning 3-bedroom ground floor apartment, perfectly situated in the prestigious Las Terrazas de Atalaya complex – just steps from Atalaya Golf Course and the main road to Benahavís.

Built in 2018, this modern home seamlessly combines sleek design, comfort, and functionality.

The open-plan living and dining area flows effortlessly into a fully equipped, stylish kitchen, while sliding glass doors open onto a spacious covered terrace of 63 m<sup>2</sup>, ideal for year-round indoor/outdoor living.

From the terrace, step into a private garden of 74 m<sup>2</sup> that leads directly to beautifully landscaped communal areas and the swimming pool – perfect for relaxation or entertaining guests.

The master suite features direct terrace access, fitted wardrobes, and a luxurious en-suite bathroom. Two additional double bedrooms, a contemporary family bathroom, and a separate utility room complete the layout, offering ample space for family or visitors.

Residents of Las Terrazas de Atalaya enjoy exclusive amenities, including a paddle tennis court, outdoor gym, and tranquil green spaces. The property also comes with a private underground parking space and a storage unit for added convenience.

#### Prime Location:

- Adjacent to Atalaya Golf & Country Club
- Close to Benahavís, Puerto Banús, and Estepona
- A short drive to beaches, restaurants, and international schools

A perfect combination of modern elegance, lifestyle, and leisure – ideal as a permanent home or a Costa del Sol investment.

Contact us today for full details or to arrange a private viewing.

The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses.

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## Features:

### Features

Lift  
Private Terrace  
Barbeque  
Access for people with reduced mobility

### Condition

Fair

### Kitchen

Fully Fitted

### Orientation

West

### Pool

Communal

### Energy Rating

B

### Climate Control

Air Conditioning  
Central Heating

### Furniture

Part Furnished

### CO2 Emission Rating

A