



## Middle Floor Apartment for sale in Estepona, Estepona

**825.000 €**

Referenz: R5139946   Schlafzimmer: 2   Badezimmer: 2   Garten: 91m<sup>2</sup>   Terrasse: 81m<sup>2</sup>





## Costa del Sol, Estepona

Located in the sought-after Cataleya Phase 2, this rare 2-bedroom first-floor apartment combines modern luxury, expansive outdoor living, and a prime Costa del Sol address. With only three apartments of this layout in the entire development, it offers unmatched exclusivity. With 91 m<sup>2</sup> of elegant interior space and an impressive 81 m<sup>2</sup> terrace, this home is designed for the Mediterranean lifestyle. The spacious open-plan kitchen and living area connect seamlessly to the expansive terrace through floor-to-ceiling sliding glass doors, creating a light-filled environment perfect for both entertaining and relaxation. This apartment is being sold fully furnished with high-end designer furniture, allowing you to move in and enjoy a turnkey luxury home from day one. The master suite features an en-suite bathroom, built-in wardrobes, and direct access to the terrace. The second double bedroom also opens onto the terrace, ensuring natural light and privacy throughout. Exclusive Features & Amenities • 91 m<sup>2</sup> of beautifully designed interior space • 81 m<sup>2</sup> private terrace with space for dining & lounging • Sold fully furnished with luxury designer furniture • Modern open-plan kitchen with premium appliances • Master suite with en-suite bathroom & terrace access • Additional double bedroom with terrace access • Gated community with 24h security • Heated pool & 450 m<sup>2</sup> saltwater outdoor pool • Underground parking & private storage room Rental license in place Prime Location Between Marbella & Estepona Set within a secure, low-density development with lush gardens and resort-style facilities, Cataleya Phase 2 enjoys a privileged location: Estepona / San Pedro border – peaceful yet connected Walking distance to Atalaya Golf Club Just 2 km from the beach 17 minutes to Marbella & 17 minutes to Estepona 45 minutes to Málaga Airport



## Eigenschaften:

<b>Merkmale</b>	<b>Orientierung</b>	<b>Klimakontrolle</b>
Überdachte Terrasse	Südwesten	Klimaanlage
Aufzug		Kalte a/c
Private Terrasse		Heiße A/C.
Lagerraum		
Badezimmer		
Doppelverglasung		
Einstellungsschränke		
<b>Ansichten</b>	<b>Einstellung</b>	<b>Zustand</b>
Berg	Urbanisierung	Exzellent
Panorama	In der Nähe von Schulen	
<b>Pool</b>	<b>Möbel</b>	<b>Küche</b>
Gemeinschaft	Voll eingerichtet	Voll ausgestattet
Erhitzt		
Innenräume		
<b>Garten</b>	<b>Sicherheit</b>	<b>Parken</b>
Gemeinschaft	Gated Complex	Unterirdisch
Angelegt	24 -Stunden -Sicherheit	Garage
	Alarmanlage	Privat
	Eingabetelefon	Bedeckt
		Gemeinschaft
<b>Versorgungsunternehmen</b>	<b>Kategorie</b>	
Strom	Golf	
	Luxus	