



## Townhouse for sale in Atalaya, Estepona

**495,000 €**

Reference: R5145052 Bedrooms: 4 Plot Size: 160m<sup>2</sup> Build Size: 200m<sup>2</sup> Terrace: 50m<sup>2</sup>





---

## Costa del Sol, Atalaya

**Family-Friendly Townhouse in Monte Biarritz / Atalaya** This beautifully modernised townhouse enjoys one of the best positions within the urbanisation, offering both privacy and convenience. Situated in a well-maintained, child-friendly community, the property features its own private gardens at the front and rear, as well as access to a large communal garden with separate swimming pools for children and adults. Inside, the home is bright, functional, and thoughtfully designed, with three full bedrooms plus an additional guest room on the top floor. Recently updated throughout, it boasts a top-quality fully fitted kitchen, refurbished bathrooms, underfloor heating, and full air conditioning—perfect for year-round comfort. The Area – Monte Biarritz & Atalaya Monte Biarritz and Atalaya are among the most established residential areas on the Costa del Sol, known for their peaceful neighbourhood feel combined with excellent accessibility. From the house, you have walking distance to shops, restaurants, bars, and even the beach, making everyday life wonderfully convenient. The location also offers easy access to the A7 coastal road, placing Puerto Banús, Estepona, and the charming whitewashed village of Benahavís all within a 5–10 minute drive. Golf enthusiasts are spoiled for choice, with Guadalmina, Atalaya, and El Paraíso golf courses just around the corner.



## Features:

### Features

Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium

### Views

Mountain  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private Garden  
Easy Maintenance

### Category

Resale  
With Planning Permission

### Orientation

East  
West

### Setting

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

### Furniture

Part Furnished  
Optional

### Parking

Private

### Energy Rating

E

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted  
Kitchen-Lounge

### Utilities

Drinkable Water

### CO2 Emission Rating

E