



R5127286

📍 Atalaya

REF# R5127286 1.900.000 €

BEDS

4

BATHS

4

BUILT

303 m<sup>2</sup>

PLOT

645 m<sup>2</sup>

BRAND NEW CONTEMPORARY LUXURY VILLA IN THE EXCLUSIVE AREA OF ATALAYA, ESTEPONA, SURROUNDED BY GOLF COURSES AND JUST MINUTES FROM THE BEACH!!

Set in a privileged natural environment, this property has been designed for those seeking peace, privacy, and family comfort, without giving up proximity to essential services. Monte Biarritz boasts a strategic location with excellent connections to Benahavís, San Pedro Alcántara, Estepona, Puerto Banús, and Marbella — all within a 15-minute drive.

This ultra-modern villa, located on a quiet cul-de-sac, ensures maximum privacy and a peaceful atmosphere. It has been carefully laid out to offer spacious and functional interiors, featuring 4 en-suite bedrooms (one of them located in the basement), a private garden, swimming pool, and outdoor areas designed to make the most of the Mediterranean climate.

A lifestyle surrounded by nature, just five minutes from the sea, schools, restaurants, golf courses, and shopping centres.

The property stands out for its modern design, clean lines, and large windows that flood the interiors with

natural light, blending harmoniously with the green surroundings. Its architecture fits seamlessly into a neighbourhood in continuous evolution, offering a bold, elegant style.

The interiors have been thoughtfully designed to provide the utmost comfort, using high-end materials and highlighting the exceptional quality of the “Porcelanosa” brand — a benchmark in design and quality both in Spain and internationally.

The kitchen is equipped with cutting-edge technology and top-brand appliances from “Bosch,” known for their durability, efficiency, and practicality — a choice that ensures reliability and ease of use in everyday living.

While the Costa del Sol enjoys a privileged climate year-round, underfloor heating has been installed on both the ground and first floors to guarantee a cozy atmosphere during the cooler months. This feature adds a notable touch of modern luxury and enhances the overall living experience.

The property also includes a garage with capacity for two vehicles — a practical and elegant solution that protects your investment without compromising the home’s aesthetics.

#### Layout:

**Ground Floor:** Open-plan living, dining, and kitchen area with access to outdoor terraces. Also includes a guest toilet, a storage room, and one en-suite bedroom with its own private terrace.

**First Floor:** Master suite with a spacious private terrace, plus a second bedroom with its own bathroom and a balcony.

**Rooftop Solarium:** Generous outdoor space with pre-installation for a Jacuzzi and partial sea views.

**Basement:** Third guest bedroom with natural light window, a multipurpose space ideal for a gym or cinema room, and an additional storage room.

A home designed for those who value peace, design, and comfortable living just moments from the sea.

