



R5513440

📍 Atalaya

REF# R5513440 695.000 €

BEDS

3

BATHS

3

BUILT

204 m²

PLOT

146 m²

TERRACE

125 m²

ATALAYA, ESTEPONA | 3-Bedroom Townhouse with Separate Licensed Guest Apartment
146 m² Built | 2-Bed Main Residence + 1-Bed Independent Guest Studio | Active Tourist Licence (€15k/Year Proven Income) | 30 m² East-Facing Terrace + Rooftop Solarium | Mar y Monte, Atalaya

Superbly positioned within the established and charming Andalusian-style community of Mar y Monte in Atalaya, this 146 m² property represents an exceptional hybrid investment and residential opportunity. Offering a versatile two-bedroom main residence alongside a fully independent one-bedroom guest apartment with an active tourist licence, this property generates consistent year-round income capable of substantially covering running costs or offsetting a mortgage.

The Residences & Layout

Primary Residence (Main House):

Features two comfortable double bedrooms and a full family bathroom.

Bright, open reception area leading out to outdoor living zones.

Solid foundations with fantastic architectural scope to reconfigure and modernise into an open-concept contemporary layout.

Independent Licensed Guest Suite:

Completely self-contained one-bedroom, one-bathroom annex with private direct access.

Fully licensed for holiday rentals (Licencia Turística).

Established track record achieving €70 – €80 per night consistently throughout the year.

Produces approximately €15,000 per annum in passive rental yield, offering immediate turnkey cash flow.

Outdoor Living & Terraces

30 m² East-Facing Terrace: An expansive ground-level alfresco terrace bathed in morning and midday sunshine, tailored for outdoor dining, barbecues, and relaxation.

Rooftop Solarium: Private rooftop sun deck offering open views across the urbanisation and surrounding landscape, capturing all-day sunshine until dusk.

Community & Lifestyle Amenities

Located within the tranquil, low-rise residential complex of Mar y Monte:

Outstanding, large communal swimming pools set within lush Mediterranean gardens

Residents' social clubhouse available for private events and gatherings

Peaceful, safe, and family-friendly residential environment

Strategic Location

Conveniently situated on the New Golden Mile border between San Pedro de Alcántara and Estepona:

Beach & Coastal Promenade: 3–4 minutes

San Pedro de Alcántara Centre: 5 minutes

Puerto Banús: 8–10 minutes

Championship Golf (Atalaya Golf & Country Club, El Guadalmina, El Paraíso): Under 5 minutes

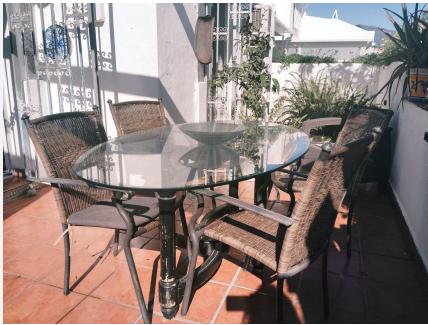
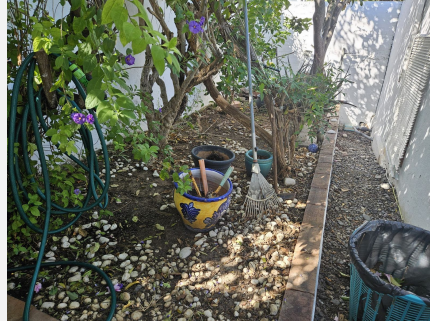
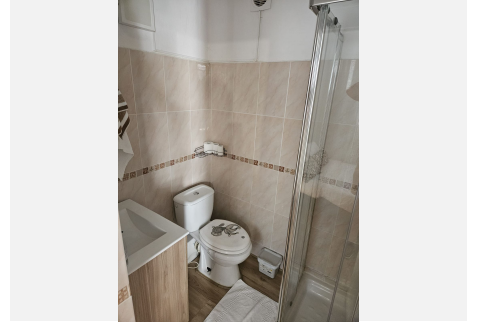
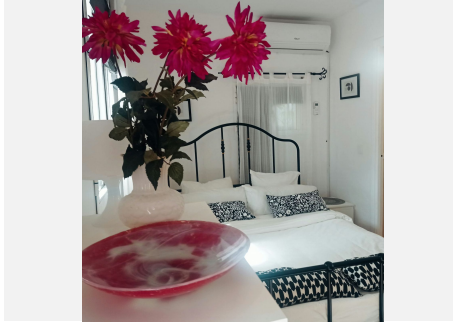
Málaga Airport: 45 minutes

A unique property offering lifestyle versatility, proven holiday rental income, and substantial upside potential through light modernisation.

Private viewings strictly by appointment.

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