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# GROUND FLOOR APARTMENT 3 BEDROOMS 2 BATHROOMS IN ATALAYA

Atalaya

REF# R5535679 995.000 €

| BEDS | BATHS | BUILT | PLOT | TERRACE |
|---|---|---|---|---|
| 3 | 2 | 137 m² | 143 m² | 77 m² |

Situated in the contemporary residential development of Cataleya, next to the clubhouse of Atalaya Golf Course, this bright and spacious three-bedroom, west-facing ground-floor apartment features a generous 77 m² covered terrace and a separate 143 m² private wraparound garden, providing a combined 220 m² of terrace and garden.

The apartment offers an open-plan living and dining area with a modern kitchen, while all three bedrooms are west-facing and enjoy direct access to the terrace and garden.

The garden is enclosed by hedging, providing excellent privacy, and is maintained by the community. It also enjoys direct access to the communal swimming pool, just a few metres away, making this an ideal property for families with children who can move easily between the garden and pool area. The development also features an outdoor gymnasium beside the swimming pool.

An especially interesting feature of this apartment is its unusually large 23 m² storage room, situated directly behind the property. Although currently accessed separately from outside the apartment, other owners within the development have created internal access through their utility rooms, transforming these spaces

into home cinemas, private gyms, games rooms or home offices. This presents an exciting opportunity to create additional usable space, subject to the necessary approvals.
The apartment also includes a separate laundry/utility room and a private underground parking space large enough to accommodate two cars.
With its contemporary design, generous proportions, private garden and excellent communal ?facilities, ?this ?is ?an ?attractive property ?for both year-round ?living and ?holidays, particularly ?for ?families seeking the ?convenience of ?a ground-floor home ?with ?easy ?access ?to ?the ?swimming ?pool.














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