

€ 720,000

Ref: 02848

## Apartment for sale in Benahavis

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3 Bedrooms | 2 Bathrooms | 150 m<sup>2</sup> Interior | 29 m<sup>2</sup> Terraces | **Garage** Yes | **Pool** Yes |



### Property Description

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Spectacular residential in the golden triangle, formed by Marbella, Estepona and Benahavis; where the tranquility of a natural environment reigns and you can enjoy the characteristic Mediterranean lifestyle.

La Atalaya is a well-known and consolidated residential area where you can enjoy the proximity of all the services you need, but in a pleasant and very well connected environment. The residential area is adjacent to the Atalaya International School, highly recognized on the Costa del Sol. Supermarkets, shopping centers, an extensive range of restaurants, green areas to walk and other amenities, make the La Atalaya area an unbeatable option near the sea. Furthermore, as Atalaya Emotion is connected in just a few minutes by car to the famous area of Puerto Banús, recognized internationally, you can enjoy its incredible leisure, restaurant and fashion offerings.

For golf lovers, there is an excellent offer of 10 courses less than 4km from the residential area; some of recognized prestige having been designed by the famous Manuel Piñero, three-time world champion and Ryder Cup champion.

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Living in Atalaya Emotion will allow you to fully experience the characteristic Mediterranean lifestyle, since just nine minutes by car is the beautiful Guadalmina Beach, where sunset walks will delight your senses.

The residential offers you more than 6,700 m<sup>2</sup> of spectacular common areas fully prepared for the maximum enjoyment of the whole family, where you will find: a large adult pool, children's pool, fully heated outdoor pool, jacuzzis, water jet area, a lake with relaxation island, area to practice yoga, fully equipped gym, petanque court, children's playground and community Wi-Fi in common areas; all integrated into an unparalleled landscape composition.

It is important to highlight that the architectural design of the common areas has been carefully planned to facilitate the enjoyment of people with reduced mobility, encourage the safe use of spaces and offer options for all the tastes and needs of residents.

The residential complex is made up of 63 charming apartments with 2 and 3 bedrooms and 2 bathrooms. The orientations of the homes are south, east, southeast and west, allowing you to make the most of the hours of sunshine and offering a warm and bright climate to your home. You will be able to choose between the majestic views of the natural environment with the Mediterranean Sea in the background and different views of the interior of the residential complex to enjoy the landscaping and common areas that we have designed for you.

We present three types of apartments depending on your needs; all with generous spaces and carefully planned distributions for maximum use.

- Ground floor: With direct access to the common areas through a comfortable and large private garden, you will have different views depending on your needs.

- Middle floor: Different and generous outdoor spaces will allow you to enjoy the authentic Mediterranean lifestyle making the most of the hours of sunshine, but you can also choose the privacy, comfort and tranquility that is needed at some time of the day.

- Penthouse: A spectacular private solarium, with barbecue, sink, shower and pre-installation for a jacuzzi, will make your events the envy of all your friends. In it, you can experience the emotion of the tranquility of the horizon with the sea in the background.

The homes offer spacious rooms with bedrooms up to 18 meters and the living room offers direct access to the terrace; They are also very cool thanks to cross ventilation. All of them offer underfloor heating and aerothermal energy, so that the warmth of the home is present at all times.

The apartments are delivered equipped with the following appliances: removable kitchen hood, oven, refrigerator, induction hob, dishwasher, microwave and washing machine. All houses come with one or two parking spaces and a storage room in the basement.

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