



## Detached Villa for sale in Atalaya, Estepona

**2,195,000 €**

Reference: R4981324   Bedrooms: 6   Bathrooms: 5   Plot Size: 1,226m<sup>2</sup>   Build Size: 417m<sup>2</sup>   Terrace: 102m<sup>2</sup>





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## Costa del Sol, Atalaya

**Spacious Contemporary Villa in the Heart of the Golden Triangle** This impressive modern villa is located in the sought-after residential area of Monte Biarritz, perfectly positioned at the heart of the Golden Triangle—offering seamless access to Marbella, Estepona, and Benahavís. Just minutes from San Pedro de Alcántara and with convenient connectivity to the N-340 and AP-7, the home combines excellent accessibility with peaceful surroundings. Set on a generous plot of 1,221 m<sup>2</sup>, this substantial property boasts 417 m<sup>2</sup> of built space, distributed over two full levels above ground—no basement—allowing for abundant natural light and fluid living throughout. The villa comprises six spacious bedrooms, four well-appointed bathrooms, and an additional guest toilet, making it ideal for families or hosting guests in comfort and style. The ground floor features an expansive open-plan living and dining area with a sleek contemporary kitchen, complemented by large glass doors that open onto a sunlit terrace and private pool area—perfect for indoor-outdoor living. The upper level offers serene bedroom suites and additional terraces, all finished to the highest standards and enhanced with underfloor heating throughout for year-round comfort. Located within walking distance to restaurants, shops, bars, and even the beach, the villa provides unparalleled convenience. It's only a five-minute drive to the glamour of Puerto Banús or the charming gastronomic village of Benahavís. Nearby golf courses such as Atalaya, Guadalmina, and El Paraíso offer top-tier sport and leisure opportunities. Additional features include a carport for two vehicles, ample guest parking, and beautifully landscaped gardens. This is a rare opportunity to acquire a spacious, modern home in a prime location that balances luxury, lifestyle, and location in one of the Costa del Sol's most desirable areas.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Wood Flooring

### Views

Sea  
Mountain

### Pool

Private

### Garden

Private

### Utilities

Electricity  
Drinkable Water  
CO2 Emission Rating  
B

### Orientation

South  
South East

### Setting

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

### Furniture

Fully Furnished

### Security

Alarm System

### Category

Resale  
Contemporary

### Climate Control

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

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Private  
Covered  
More Than One

### Energy Rating

B