



## Middle Floor Apartment for sale in Estepona, Estepona

**825.000 €****Reference:** R5139946 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 91m<sup>2</sup> **Terrace:** 81m<sup>2</sup>



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## Costa del Sol, Estepona

Located in the sought-after Cataleya Phase 2, this rare 2-bedroom first-floor apartment combines modern luxury, expansive outdoor living, and a prime Costa del Sol address. With only three apartments of this layout in the entire development, it offers unmatched exclusivity. With 91 m<sup>2</sup> of elegant interior space and an impressive 81 m<sup>2</sup> terrace, this home is designed for the Mediterranean lifestyle. The spacious open-plan kitchen and living area connect seamlessly to the expansive terrace through floor-to-ceiling sliding glass doors, creating a light-filled environment perfect for both entertaining and relaxation. This apartment is being sold fully furnished with high-end designer furniture, allowing you to move in and enjoy a turnkey luxury home from day one. The master suite features an en-suite bathroom, built-in wardrobes, and direct access to the terrace. The second double bedroom also opens onto the terrace, ensuring natural light and privacy throughout.

**Exclusive Features & Amenities**

- 91 m<sup>2</sup> of beautifully designed interior space
- 81 m<sup>2</sup> private terrace with space for dining & lounging
- Sold fully furnished with luxury designer furniture
- Modern open-plan kitchen with premium appliances
- Master suite with en-suite bathroom & terrace access
- Additional double bedroom with terrace access
- Gated community with 24h security
- Heated pool & 450 m<sup>2</sup> saltwater outdoor pool
- Underground parking & private storage room
- Rental license in place

**Prime Location**

Between Marbella & Estepona Set within a secure, low-density development with lush gardens and resort-style facilities, Cataleya Phase 2 enjoys a privileged location: Estepona / San Pedro border – peaceful yet connected Walking distance to Atalaya Golf Club Just 2 km from the beach 17 minutes to Marbella & 17 minutes to Estepona 45 minutes to Málaga Airport



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
Ripostiglio  
Bagno privato  
Doppio vetro  
Armadi a muro

### Viste

Montagna  
Panoramica

### Piscina

Condominiale  
Riscaldata  
Interna

### Giardino

Condominiale  
Paesaggistico

### Utility

Elettricità

### Orientamento

Sud -ovest

### Collocamento

Zona urbana  
Vicino alle scuole

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato  
Sicurezza 24 ore  
Sistema di allarme  
Citofono

### Categoria

Golf  
Lusso

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Garage  
Privato  
Coperto  
Condominiale