

## Detached Villa for sale in Atalaya, Estepona

**1,700,000 €**

Reference: R4847659 Bedrooms: 4 Bathrooms: 4 Plot Size: 586m<sup>2</sup> Build Size: 272m<sup>2</sup> Terrace: 80m<sup>2</sup>



## Costa del Sol, Atalaya

This exquisite villa is situated within the small urbanization of Arboleda, which consists of 11 newly built modern villas. This distinctive property provides its residents with privacy, luxury, and serenity, all while offering unobstructed views of the surrounding natural landscape. The villa features high-end amenities and remarkable interior design, including 4 bedrooms, 3 bathrooms, a generous living area of 270 m<sup>2</sup>, and a 70 m<sup>2</sup> terrace spread across two levels. Additionally, the villa is equipped with a fiber optic connection and a comprehensive alarm system with cameras installed around the premises to ensure maximum security. Arboleda's advantageous location on the New Golden Mile, positioned between Estepona and Marbella, grants residents access to a variety of exceptional amenities. The development is conveniently located within a well-established residential area, within walking distance to local shops, bars, and restaurants. The blend of convenience and natural beauty in Arboleda makes it an outstanding choice for your next residence. The villas are oriented towards the South West, overlooking a breathtaking and protected natural woodland that extends over 50,000 square meters. Arboleda villas are located at the intersection of Marbella, Estepona, and Benahavis, providing seamless access to all three towns and a wide array of nearby amenities, creating an ideal setting for convenient daily living. The ground floor features a bedroom along with an open-plan living, dining, and kitchen area, which includes a fully equipped kitchen. The kitchen, living, and dining spaces present a splendid view of the pool and the lush natural surroundings. On the first floor, there is a master bedroom with an ensuite bathroom, as well as an additional bedroom with its own ensuite bathroom. Both bedrooms lead to a generous terrace that includes an outdoor lounge area. The basement accommodates three bedrooms. The surrounding area is well-established and offers excellent connectivity.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Barbeque  
Basement  
Fiber Optic

### Views

Garden  
Pool  
Forest

### Pool

Private

### Garden

Private

### Category

Luxury  
Resale

### Orientation

South West

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
More Than One