

Sales - House - Atalaya  
**1.700.000€**



Ref.-ID: MIBGR4847659

Atalaya

House



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 m2, and a 70 m2 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.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li></ul>   | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South West</li></ul>    | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>  | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul>   | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Pre Installed A/C</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Garden</li><li>✓ Pool</li><li>✓ Forest</li></ul> |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li><li>✓ Ensuite Bathroom</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Basement</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li></ul>  | <b>Parking</b> <ul style="list-style-type: none"><li>✓ More Than One</li><li>✓ Private</li></ul>      |
| <b>Category</b> <ul style="list-style-type: none"><li>✓ Luxury</li><li>✓ Resale</li></ul>  |  |   |   |  |   |