



**Property type :** Townhouse

**Location :** Atalaya

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southeast

**Parking :** 2 underground parkings

**House area :** 180 m<sup>2</sup>

✓ Close to golf

✓ White goods

✓ Fitted wardrobes

✓ Airconditioning

✓ Terrace

Charming semi-detached house located in a small urbanization in Monte Biarritz.

At the entrance, the property has a private patio-terrace with a mini-pool (jacuzzi) and two parking spaces.

The house is built on two floors:

\* the ground floor consists of a large living room with the possibility of making another bedroom and with access to a terrace, a fully equipped kitchen and a toilet

\* The upper floor has 3 double bedrooms, 2 of them with access to a terrace and 2 bathrooms, one of them en-suite and the other that serves for the other bedrooms.

\* Open basement, which can be used as a storage room, gym, cinema or place to spend your pleasant moments with friends.

The residential complex has a very quiet community pool.

The distance to services such as shops and restaurants is less than 1 km, the beach is 2 km away. 3 minutes driving time to San Pedro, 10 minutes to Puerto Banús and 15 minutes to Marbella, Estepona or Benahavís Town. The nearest school (Atalaya College or Isdabe) is a couple of minutes away by car.

Nearby there are also several golf courses such as Atalaya, Guadalmina, El Higueral or El Paraíso.

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