



**Property type :** Detached Villa  
**Location :** Atalaya  
**Bedrooms :** 3  
**Bathrooms :** 3

**Swimming pool :** Private  
**Garden :** Private  
**Orientation :** Southwest  
**Views :** garden

**House area :** 250 m<sup>2</sup>  
**Plot area :** 1200 m<sup>2</sup>

- ✓ WiFi
- ✓ Fitted wardrobes
- ✓ Storage room
- ✓ Fireplace
- ✓ Alarm system
- ✓ Satellite dish
- ✓ Basement
- ✓ Terrace
- ✓ White goods
- ✓ Pre-air conditioning
- ✓ Barbecue

Introducing a new exclusive listing situated in a prime location, offering easy access to various amenities and featuring single-level living for ultimate convenience. Crafted by the current owner, this villa boasts a seamless layout designed to maximize natural light and spaciousness. The villa has the possibility to add another 230sq meters to the build size total with another 75sq meters of footprint and to build another floor up to a height of 7 meters, on top with more bedrooms meaning that a huge amount of value can be added to this property. Anyone wishing for an investment or creating a spacious family home must look at this house.

Maintained in impeccable condition, the property showcases generously sized rooms and a stunning Mediterranean garden, creating a picturesque contrast between lush greenery, the azure pool, and the sky above. Upon arrival, the electric front gate opens to reveal a spacious driveway and carport, providing ample parking space. Enter through the charming double wooden doors into the welcoming entrance hall.

The residence comprises three bedrooms, two of which are ensuite, along with a guest WC. The expansive master bedroom boasts abundant wardrobe and storage space, including a discreet dressing area. Doors from the master bedroom lead out to the tranquil back patio and garden.

From the entrance hall, one can proceed to the cozy winter snug or the primary reception area, featuring a built-in fireplace and space for a large TV. The main living area includes a dining room opening onto a side patio, ideal for enjoying morning coffee. Descend a step into the expansive circular living room, seamlessly connected to the kitchen and outdoor patio through sliding doors.

The fully equipped kitchen, with its spacious and circular design, provides an ideal gathering space for families. The outdoor area offers multiple independent zones for relaxation, including loungers, outdoor sofas, and a charming dining area.

Nestled in a tranquil residential enclave, the property ensures privacy and tranquility, with convenient access to San Pedro and Estepona, as well as a short 15-minute drive to Puerto Banus and Marbella. With easy viewing arrangements, contact us today to experience this exceptional home firsthand!



