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Friendly Real Estate

R4292059

Reference

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## Atalaya - Townhouse



 **3**  
Bedrooms

 **2**  
Bathrooms

 **156**  
Area (m<sup>2</sup>)

 **111**  
Land Area (m<sup>2</sup>)

 **Swimming Pool**

**329 000 €**  
(EUR €)

### Charming townhouse set in a small gated urbanisation of only 20 houses

This particular house was the original show flat and is located in the best position in the complex, slightly elevated and with perfect views of the swimming pool area and distant sea views.

The house is built over two floors and has a private patio terrace to the front and the side of the house, there are also more terraces on the first floor.

Consists of a huge open-plan living room and kitchen downstairs, as well as an outdoor utility room, a guest toilet, and another terrace and private garden area at the back of the property.

Upstairs has the master bedroom with en-suite bathroom and wardrobe area, another large guest



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<sup>1</sup> (Call to national fixed network) | <sup>2</sup> (Call to national mobile network)



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bedroom, a smaller bedroom with space for 2 single beds, and a guest bathroom.

The property has a newer kitchen and is otherwise well-kept. Sold including 2 large parking spaces in the gated car park next to the complex.

Distance to amenities such as shops and restaurants is less than 1 km, the beach is 1,5 km. 3 minutes driving time to San Pedro, 10 minutes to Puerto Banus, and 15 minutes to either Marbella, Estepona, or Benahavis Village.

The nearest school (Atalaya College or Isdabe) is a couple of minute's drive, in the close vicinity there are also several golf courses such as Atalaya, Guadalmina, El Higueral or El Paraiso.

Community Fees € 2,400 /Year ( € 200 /month )

Garbage Tax € 128 /Year

IBI Fees € 579 /Year

## ENQUIRIES!

Don't hesitate to contact our friendly team for any questions or information you may have about this property.

## Property Features

- Air conditioning
- Pool
- Garden
- Terrace (m2): 45
- Storage / utility room
- Quiet Location
- Parking space
- Fitted wardrobes
- Proximity: Mountain, Golf course
- Built year: 1991
- Floors: 2
- Views: Sea views, Pool view, Garden view
- Solar orientation: South, East



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