HOM
HOUSE OF MARBELLA



LONG-TERM RENTAL

# Serene Atalaya

ATALAYA · ESTEPONA

Brand-new 3-bedroom semi-detached home

## €4,200 / month

Never occupied · Private garden · Communal pools

| 3 | 3 | 130 m² | 240 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | INTERIOR | PLOT |

01 / THE PROPERTY

# A fresh start in Atalaya.



OPEN-PLAN LIVING AND DINING WITH TERRACE ACCESS

A brand-new, never-occupied semi-detached home in Serene Atalaya, offering three bedrooms and three bathrooms. Its 130 m² interior is arranged over two floors on a 240 m² plot.

## Two floors

130 m² of interior living space across two levels.

Furnished in soft neutral tones, the living and dining area opens onto a generous outdoor terrace. An open-plan kitchen, private garden and covered parking complete the home.

## Private outdoor space

Terraces and a landscaped garden on a 240 m² plot.

3 BEDROOMS · 3 BATHROOMS · BRAND NEW

02 / INTERIORS

# Living, dining & kitchen



A FURNISHED LOUNGE CONNECTED TO INDOOR AND OUTDOOR DINING



CONTEMPORARY OPEN-PLAN KITCHEN



ENTRANCE & GLASS-BALUSTRADE STAIRCASE

*Soft textures, natural finishes and spaces designed for everyday living.*

03 / PRIVATE SPACES

# Bedrooms & everyday comfort



DOUBLE BEDROOM



SECOND DOUBLE BEDROOM



TWIN BEDROOM



GUEST CLOAKROOM

*Three bedrooms and three bathrooms, with a calm, coordinated interior.*

04 / OUTDOOR LIVING

# Terraces, garden & parking



A GENEROUS TERRACE FOR OUTDOOR DINING AND RELAXING



PRIVATE GARDEN & SUN-LOUNGE AREA



PRIVATE COVERED PARKING

A choice of outdoor spaces extends the home beyond its interiors, from sociable terrace dining to a quieter garden corner. Covered parking is positioned beside the house.

05 / THE COMMUNITY

# Pools, gardens & a golf-side setting



SERENE ATALAYA · CONTEMPORARY SEMI-DETACHED HOMES

A residential development beside Atalaya Golf & Country Club, with shared landscaped grounds and leisure spaces for residents.

## Two saltwater pools

Separate communal pools for adults and children.

## Children’s pool

A dedicated pool with gently sloping, beach-style access.

## Landscaped gardens

Communal green spaces surrounding the pool areas.

## Beside Atalaya Golf

An established golf setting close to local amenities.

*Your own private home, with shared spaces to unwind.*

06 / LOCATION & LIFESTYLE

# Golf, coast & everyday living

## Atalaya, Estepona

A residential setting beside the golf, with local shopping and the coast within easy driving reach.

### Atalaya Golf & Country Club

GOLF & CLUBHOUSE

Two 18-hole courses, practice facilities and a clubhouse bar and restaurant nearby.

### Salduna Beach

BEACHSIDE DINING

Mediterranean dining by the sea in Atalaya Isdabe, a coastal option within driving reach.

### Daily essentials & schools

LOCAL CONVENIENCE

Diana and El Pilar offer shops, supermarkets, cafés and local services. Colegio Atalaya is also in the area.

WELL CONNECTED ALONG THE COAST

**San Pedro Alcántara**

**Puerto Banús**

**Estepona & Marbella**

A convenient base for coastal towns, beaches, dining and shopping.

## €4,200 / month

LONG-TERM RENTAL

3 bedrooms · 3 bathrooms · 130 m² interior

House of Marbella

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