

## Villa zum Verkauf in Atalaya, Costa del Sol

3 Schlafzimmer | 3 Badezimmer | 196 m<sup>2</sup> Wohnfläche | 50 m<sup>2</sup> Terrasse | Garage Ya | Garten Ya | Pool Ya  
€ 985 IBI | € 179 Rubish tax | € 1,560 Community fees



## Beschreibung der Immobilie

Pretty Villa in a Boutique Community Near the Sea in Monte Biarritz, East Estepona

This beautifully maintained Andalusian-style villa is located in a sought-after and established residential area, offering the perfect combination of privacy, convenience, and traditional charm. Just a 5-minute walk from local shops, cafés, and restaurants, and less than 15 minutes on foot to the beach, the property enjoys an enviable location for both permanent living and holiday use.

Set on a private, flat, and easy-to-maintain plot, the villa forms part of an exclusive community of just eight homes. Residents share a lovely swimming pool, which is conveniently positioned directly in front of the villa, creating the feeling of having your own private pool just steps from the garden.

The villa is built over two levels and benefits from unusually high ceilings throughout, creating a bright, spacious, and welcoming atmosphere. The ground floor comprises an inviting entrance hall, a guest toilet with I