



SEMI-DETACHED VILLA FOR SALE IN ESTEPONA NEAR ATALAYA GOLF

📍 Estepona

REF# BEMV1521 €785,000

BEDS

3

BATHS

2

BUILT

123.65 m²

PLOT

206.84 m²

TERRACE

44 m²

Positioned within a recently completed residential community, this semi-detached villa for sale in Estepona near Atalaya Golf offers a calm, well-connected setting with easy access to daily essentials, the coast, and a wide range of nearby amenities.

The main living space is designed around contemporary openness and natural light. Floor-to-ceiling glass doors connect the lounge directly to the terrace, creating a natural extension of the interior and encouraging outdoor living year-round. The stylish kitchen combines functionality with a social layout, featuring generous work surfaces, a breakfast bar and direct access to the garden, making it equally suited to everyday use and hosting.

Upstairs, three well-sized bedrooms benefit from natural light and open outlooks. The main bedroom includes an en-suite bathroom, while a second bathroom and guest toilet serve the remaining rooms. The private garden and terrace extend the living space outdoors, offering a practical setting for dining or

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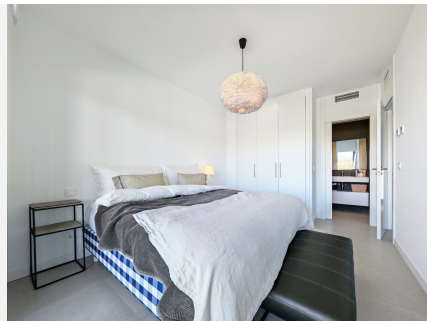
spending time outside in all seasons. Residents also have access to two stunning saltwater swimming pools, including a children's pool with beach-style entry.

The orientation brings in afternoon and evening sun, with open views across the surrounding countryside and towards the mountains, where sunset views become a daily highlight. The positioning of the villa also allows for added privacy. Comfort is built into every detail, with underfloor heating, air conditioning, double glazing and electric blinds supporting a consistent indoor environment in all seasons. A controlled entrance and video system provide additional peace of mind.

Located next to Atalaya Golf & Country Club and within easy reach of several well-regarded international schools, the area is well suited to both full-time living and extended stays. Puerto Banus is just a 10-minute drive away, offering a wide range of restaurants, beach clubs and shopping, while the coastline is close enough to be part of everyday life rather than an occasional visit.

Estepona continues to attract steady interest from both buyers and investors, supported by ongoing infrastructure improvements, a well-maintained coastline and a strong mix of services, dining options and leisure facilities. Its position between Marbella and Sotogrande adds to its appeal, giving access to some of the most established destinations on the Costa del Sol while maintaining a more balanced pace of life.

Demand for modern homes in this part of Estepona remains consistent, particularly for properties close to golf and key amenities, making this villa a considered choice for both long-term living and rental potential.



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