



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5139946 €825,000

BEDS

2

BATHS

2

BUILT

91 m<sup>2</sup>

TERRACE

81 m<sup>2</sup>

Located in the sought-after Cataleya Phase 2, this rare 2-bedroom first-floor apartment combines modern luxury, expansive outdoor living, and a prime Costa del Sol address. With only three apartments of this layout in the entire development, it offers unmatched exclusivity.

With 91 m<sup>2</sup> of elegant interior space and an impressive 81 m<sup>2</sup> terrace, this home is designed for the Mediterranean lifestyle. The spacious open-plan kitchen and living area connect seamlessly to the expansive terrace through floor-to-ceiling sliding glass doors, creating a light-filled environment perfect for both entertaining and relaxation.

This apartment is being sold fully furnished with high-end designer furniture, allowing you to move in and enjoy a turnkey luxury home from day one.

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*Marbella*

The master suite features an en-suite bathroom, built-in wardrobes, and direct access to the terrace. The second double bedroom also opens onto the terrace, ensuring natural light and privacy throughout.

## Exclusive Features & Amenities

- 91 m<sup>2</sup> of beautifully designed interior space
- 81 m<sup>2</sup> private terrace with space for dining & lounging
- Sold fully furnished with luxury designer furniture
- Modern open-plan kitchen with premium appliances
- Master suite with en-suite bathroom & terrace access
- Additional double bedroom with terrace access
- Gated community with 24h security
- Heated pool & 450 m<sup>2</sup> saltwater outdoor pool
- Underground parking & private storage room

Rental license in place with 90% booking rate.

## Prime Location Between Marbella & Estepona

Set within a secure, low-density development with lush gardens and resort-style facilities, Cataleya Phase 2 enjoys a privileged location:

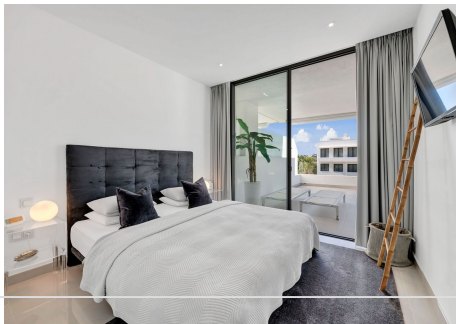
Estepona / San Pedro border – peaceful yet connected

Walking distance to Atalaya Golf Club

Just 2 km from the beach

17 minutes to Marbella & 17 minutes to Estepona

45 minutes to Málaga Airport



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*Marbella*

