

# BROMLEY ESTATES

*Marbella*



## PENTHOUSE 2 BEDROOMS 2 BATHROOMS IN ESTEPONA

📍 Estepona

REF# R5336869 €385,000

BEDS

2

BATHS

2

BUILT

135 m<sup>2</sup>

Penthouse Living with Sea Views & Solarium | Atalaya Green Mar, Estepona

Imagine waking up in a bright penthouse, enjoying open views, afternoon sun, and the relaxed rhythm of life on the Costa del Sol. This 2-bedroom penthouse in the gated community of Atalaya Green Mar, Estepona offers exactly that a comfortable Mediterranean lifestyle in a location where everything is within easy reach. Set within a well-established, secure, and beautifully maintained gated community, the property enjoys a prime position with walking distance to shops, restaurants, and daily services, excellent access to main roads, and the beach just a short drive away.

Inside, the apartment offers a spacious and well-balanced layout, designed for comfortable living. The bright living-dining room opens directly onto a west-facing terrace, where you can relax, dine, and enjoy views over the gardens, swimming pool, and the sea, especially beautiful at sunset.

From the terrace, a staircase leads to a generous private solarium with panoramic views a perfect space to enjoy the sun all day, host gatherings with friends, or simply unwind. Part of the solarium is already covered,

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offering shade and versatility throughout the year.

The property features two bright bedrooms, including a master bedroom with en-suite bathroom, both with large fitted wardrobes. The two bathrooms have been recently renovated, and the spacious kitchen has also been fully renovated, offering a modern and functional space with lovely mountain and green views.

Additional features include central air conditioning (hot & cold) and a covered underground parking space.

Atalaya Green Mar community provides a peaceful, private, and friendly environment, with beautifully landscaped gardens, a large communal swimming pool, and a separate children's pool, making it ideal for families, residents, and holiday use alike.

Whether you are looking for a comfortable permanent home, a holiday retreat, or a smart and profitable investment, this penthouse represents an excellent opportunity in one of Estepona's most convenient residential areas.

Contact us today to arrange a viewing and experience this special property for yourself.

The price includes agency fees and the corresponding VAT (payable by the seller). It does not include buyer's costs: Transfer Tax (general rate of 7%; reduced rates of 3.5%, 1.2% or 1% depending on the buyer's profile), Notary fees, Land Registry fees, and administrative (gestoría) fees.

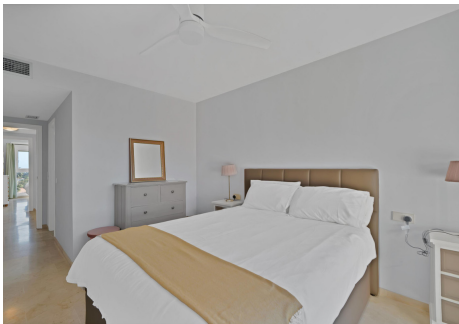
The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. NG1.





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