



## GROUND FLOOR APARTMENT 4 BEDROOMS 2 BATHROOMS IN ESTEPONA

Estepona

REF# R4767475 – 1.190.000€

4	2	206 m <sup>2</sup>	202 m <sup>2</sup>	91 m <sup>2</sup>
Beds	Baths	Built	Plot	Terrace

SALE PRICE €999,000 ANNUAL RENTAL Price: €4,500/month Deposit: 1 month Additional guarantee: 3 months Lease duration: 5 years Required term: 1 year Notice: 2 months TEMPORARY RENTAL Low season: October to May €2,887/week > €412.42/day Mid season: September and June €3,709/week > €529.85/day High season: July and August €3,982/week > €568.85/day For stays longer than one month, a weekly cleaning service will be included at no cost. Otherwise, a cost of €50 per week will be added. Deposit: €4,500 Currently under decoration. Availability: From July 2024. Magnificent apartment in New Golden Mile, in the best urbanization of Estepona! Located in the Cataleya Phase II Residential Complex, next to the Atalaya Golf Course, very close to Guadalmina beach and a five-minute drive from Puerto Banús. Temporary rental available in all seasons. The luxurious 189m<sup>2</sup> apartment features 3 bedrooms, a magnificent private terrace, and wonderful communal areas where you can relax and enjoy without worries with family or friends. Residential features: The residential complex is newly built, featuring a modern open-plan design style with the best qualities, decorated and furnished by the prestigious interior design company La Albaida. Additionally, it has an open-plan living-dining room with an integrated kitchen. Fantastic private terrace accessed from the living room through double-glazed doors, providing more outdoor space with dining, relaxation, and leisure areas, and bringing a lot of light to the main daytime

space. For the nighttime area, there are three spacious double bedrooms (one with an en-suite bathroom), complemented by an elegant family bathroom and a private laundry room with a washer and dryer. The private residential complex boasts over 27,000 m<sup>2</sup> of land, with impressive gardens including two incredible swimming pools, one outdoor pool of over 450 m<sup>2</sup> with two spacious beach-style entry areas, and another indoor heated pool for year-round use. It also has security and concierge services. It is located a few meters from the clubhouse, Atalaya golf course restaurant, and several nearby golf courses: La Quinta golf, Los Arqueros, El Higueral, El Paraíso, Villa Padierna, and very close to supermarkets, beach clubs, and restaurants in the coastal area, as well as renowned hotels with varied gastronomy. House layout: Bedroom 1: a spacious and bright double room with a built-in wardrobe and en-suite shower Bedroom 2: a quiet double room Bedroom 3: a cozy double room with a wardrobe Bedroom 4: a cozy double room with a wardrobe Bathroom 1: a luxurious en-suite main bathroom with a walk-in shower, sink, and toilet within the master bedroom Bathroom 2: Hallway bathroom Location: Located on the Costa del Sol, in the southern coast of Andalusia, the luxury complex of Marbella is famous for its proximity to prestigious golf clubs and its 27 km of sandy beaches bathed by the warm Mediterranean Sea. Marbella is also known for its high-end lifestyle with exclusive restaurants and luxury boutiques, as well as having one of the most modern marinas, Puerto Banús. Marbella also invites you to enjoy a wide range of fun activities during your stay, from world-renowned golf courses, sailboat and yacht rentals to tennis clubs, water sports, family fun at the water park, tapas tours, sightseeing trips, and extreme outdoor activities.



