



	Appartement
	585.000€
	Estepona
	2
	2
	98m <sup>2</sup>
	0m <sup>2</sup>

This apartment is located in the Marqués de Guadalmina residential complex, a modern development recently built (2020) that combines a privileged and tranquil location with easy access to all kinds of amenities, including supermarkets, schools, beach, city, and mountains. It also offers modern finishes and resort-style services such as a gym, sauna, paddle tennis court, and meticulously maintained communal areas, creating a comfortable, functional, and pleasant residential environment. The property, situated on the first floor with elevator access, features two bedrooms with built-in wardrobes and en-suite bathrooms, providing privacy and comfort for both residents and guests. The spacious and bright living-dining room connects with the outdoors, while the separate kitchen adds functionality and order to daily life. The apartment boasts two terraces, ideal for relaxing, dining al fresco, or enjoying the natural surroundings that characterize the complex. Notable features include a home automation system, alarm, motion detectors, and hot-cold air conditioning, ensuring comfort, efficiency, and security throughout the year. The property also includes two parking spaces and a large storage room, adding extra convenience and storage capacity. The gated and video-monitored residential complex offers a wide range of high-level amenities designed for all ages. It features several adult swimming pools, children's pools, a playground, paddle tennis court, putting green, extensive landscaped gardens, and a comprehensive wellness area with gym, sauna, Turkish bath, and jacuzzi. All of this is set in an environment reminiscent of a botanical garden, with palm trees, flowers, birds, and a constant sense of tranquility. Located in the Atalaya area, just a short walk from the renowned Atalaya International School and very close to a premium Mercadona supermarket, the location is especially convenient for families. It is a quiet residential area, free from crowds and tourism, surrounded by nature and offering a serene and safe atmosphere. Additionally, the property is close to golf courses, just minutes from the beach, and has excellent connections to Puerto Banús, which can be reached in approximately 10 minutes. This is an ideal home for

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those seeking comfort, nature, and quality of life, in a community designed for everyday living and enjoyment, away from noise and tourism, yet close to all essential services.

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## Situation

Port à proximité  
Magasins à proximité  
Mer à proximité  
Ville à proximité  
Ecoles à proximité

## Etat

Excellent

## Piscine

Collective

## Régulateur de température

Climatisation

## Vues

Jardin  
Piscine

## Caractéristiques

Terrasse couverte  
Ascenseur  
Garde-robes encastrées  
Terrasse privée  
Salle de sport  
Sauna  
Paddle-tennis  
Débarras  
Salle de bains attenante  
Jacuzzi

## Cuisine

Partiellement équipée

## Jardin

Collectif

## Sécurité

Complexe sécurisé  
Stores électriques  
Interphone  
Surveillance 24 h / 24

## Parking

Plusieurs  
Collectif

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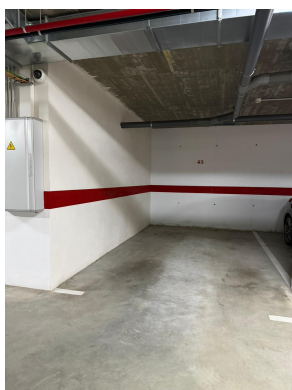
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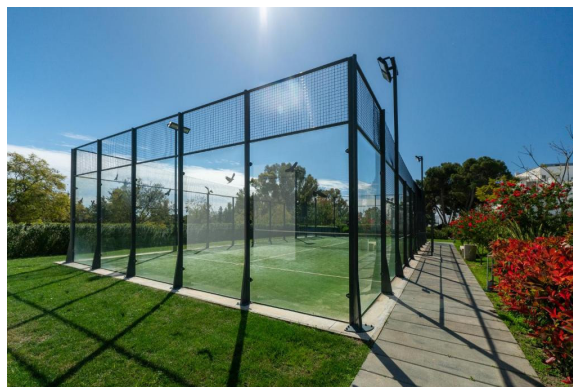
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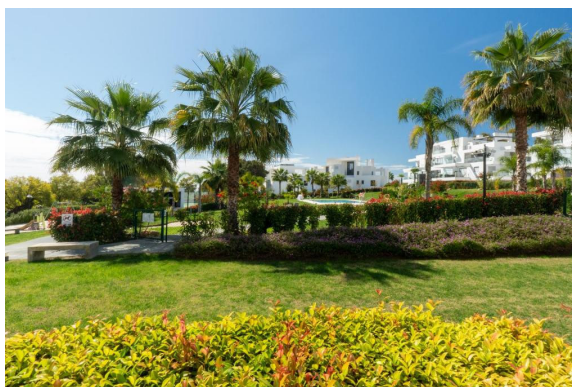
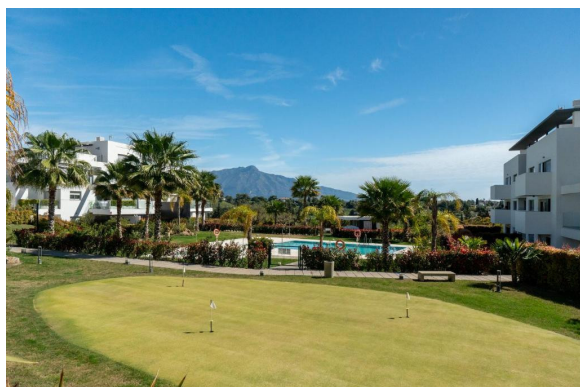
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