Middle Floor Apartment in Estepona

€825,000

Estepona, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 91 m² | Terrace: 81 m²









Overview

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 m² of elegant interior space and an impressive 81 m² 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.

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 m² of beautifully designed interior space
• 81 m² 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 m² 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

Amenities

Setting: Close To Schools, Urbanisation

Orientation: South West Orientation

Condition: Excellent Condition

Pool: Communal Pool, Indoor Pool, Heated Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C

Views: Mountain Views, Panoramic Views

Features: Covered Terrace, Lift, Fitted Wardrobes, Private Terrace, Storage Room, Ensuite Bathroom, Double Glazing

Furniture: Fully Furnished

Kitchen: Fully Fitted Kitchen

Garden: Communal Garden, Landscaped Garden

Security: Gated Complex, Entry Phone, Alarm System, 24 Hour Security

Parking: Underground Parking, Garage, Covered Parking, Communal Parking, Private Parking

Utilities: Electricity

Category: Golf, Luxury

Taxes & Fees

IBI: €422 per year
Rubbish: €147 per year

Contact

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