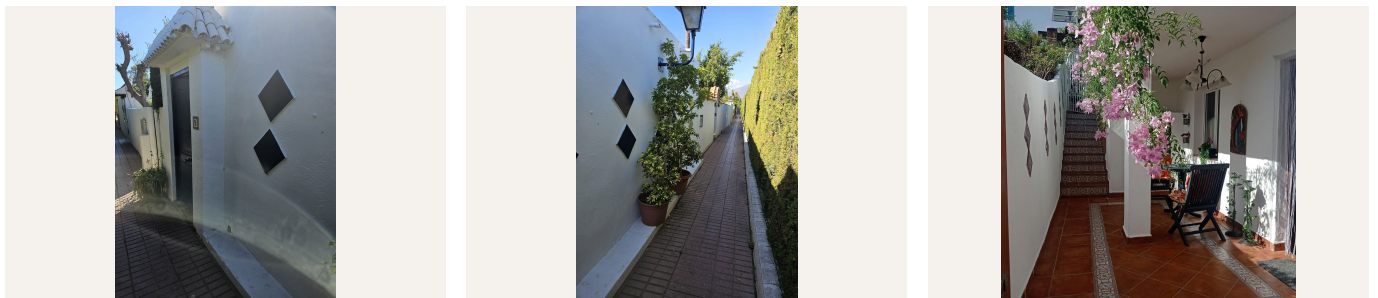


Townhouse in Atalaya

€695,000

Atalaya, Málaga

Bedrooms: 3 | Bathrooms: 3 | Plot: 146 m² | Built: 204 m² | Terrace: 125 m²



Overview

ATALAYA, ESTEPONA | 3-Bedroom Townhouse with Separate Licensed Guest Apartment

146 m² Built | 2-Bed Main Residence + 1-Bed Independent Guest Studio | Active Tourist Licence (€15k/Year Proven Income) | 30 m² East-Facing Terrace + Rooftop Solarium | Mar y Monte, Atalaya

Superbly positioned within the established and charming Andalusian-style community of Mar y Monte in Atalaya, this 146 m² property represents an exceptional hybrid investment and residential opportunity. Offering a versatile two-bedroom main residence alongside a fully independent one-bedroom guest apartment with an active tourist licence, this property generates consistent year-round income capable of substantially covering running costs or offsetting a mortgage.

The Residences & Layout

Primary Residence (Main House):

Features two comfortable double bedrooms and a full family bathroom.

Bright, open reception area leading out to outdoor living zones.

Solid foundations with fantastic architectural scope to reconfigure and modernise into an open-concept contemporary layout.

Independent Licensed Guest Suite:

Completely self-contained one-bedroom, one-bathroom annex with private direct access.

Fully licensed for holiday rentals (Licencia Turística).

Established track record achieving €70 – €80 per night consistently throughout the year.

Produces approximately €15,000 per annum in passive rental yield, offering immediate turnkey cash flow.

Outdoor Living & Terraces

30 m² East-Facing Terrace: An expansive ground-level alfresco terrace bathed in morning and midday sunshine, tailored for outdoor dining, barbecues, and relaxation.

Rooftop Solarium: Private rooftop sun deck offering open views across the urbanisation and surrounding landscape, capturing all-day sunshine until dusk.

Community & Lifestyle Amenities

Located within the tranquil, low-rise residential complex of Mar y Monte:

Outstanding, large communal swimming pools set within lush Mediterranean gardens

Residents' social clubhouse available for private events and gatherings

Peaceful, safe, and family-friendly residential environment

Strategic Location

Conveniently situated on the New Golden Mile border between San Pedro de Alcántara and Estepona:

Beach & Coastal Promenade: 3–4 minutes

San Pedro de Alcántara Centre: 5 minutes

Puerto Banús: 8–10 minutes

Championship Golf (Atalaya Golf & Country Club, Guadalmina, El Paraíso): Under 5 minutes

Málaga Airport: 45 minutes

A unique property offering lifestyle versatility, proven holiday rental income, and substantial upside potential through light modernisation.

Private viewings strictly by appointment.

Amenities

Setting: Beachside, Close To Shops, Close To Sea, Close To Schools

Orientation: East

Condition: Good

Pool: Communal

Climate Control: Air Conditioning

Views: Street

Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Guest Apartment

Furniture: Fully Furnished

Kitchen: Fully Fitted

Garden: Communal

Security: Gated Complex

Parking: Street

Utilities: Electricity, Drinkable Water

Category: Resale

Taxes & Fees

Community: €0 per year

Contact

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