



MARBELLA  
C R I B S  
G R O U P

## Modern 4 Bedroom Townhouse with Garden in Atalaya in Benahavis

615.000€



**Ref**  
MCG1442

**Beds**  
4

**Baths**  
4

**Plot**  
N/A

**Built**  
222 m<sup>2</sup>

[www.marbella-cribs.com](http://www.marbella-cribs.com)

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

[+34 623 44 32 13](tel:+34623443213)

The sale price excludes costs and taxes. Buyers should also consider additional expenses, such as registration and notary fees, as well as a 7% ITP or, alternatively, a 10% VAT plus AJD (1.2% on the purchase price) for new properties, provided certain conditions are met. This information is subject to errors, omissions, changes, prior sale, or market withdrawal. An information sheet is available per Decree 218/2005 of October 11th.



<b>Ref</b>	MCG1442
<b>Bedrooms</b>	4
<b>Bathrooms</b>	4
<b>Status</b>	For Sale
<b>Type</b>	Townhouses
<b>Built</b>	222 m <sup>2</sup>
<b>Terrace</b>	96 m <sup>2</sup>
<b>Price</b>	615.000€
<b>Location</b>	Atalaya





## About this property

Introducing a recently renovated townhouse nestled within the serene urbanization of lower Atalaya, offering residents access to communal amenities such as a pool, tennis court, and padel court.

This townhouse boasts a contemporary and refreshing design, featuring an open-plan living, dining, and kitchen area that seamlessly leads to a spacious terrace and a private garden, creating an inviting outdoor space.

On the same level, you will discover a guest WC and an independent apartment accessible through the garage, complete with one bedroom and a bathroom.

The upper floor of this residence comprises three bedrooms, one of which is presently used as an office, a guest bathroom, and the master suite, featuring an en-suite bathroom and a walk-in wardrobe.

An external staircase grants access to the rooftop terrace, which offers spectacular views of the surroundings.

In addition to the generously sized community swimming pool, the urbanization offers a private tennis court, padel court, two separate playground areas for children, and expansive communal green spaces.

Urb. Señorío de Cortes is ideally positioned between Estepona and San Pedro Alcántara, making it a sought-after, gated urbanization known for its family-friendly ambiance. It is conveniently located just a 5-minute walk from the Diana Park commercial center and a mere 500 meters from El Campanario Country House. The beach is a short 2-kilometer distance from the property.

Furthermore, the renowned Yacht Port Puerto Banus, replete with its assortment of bars, restaurants, and nightclubs, is easily accessible with just a 7-kilometer drive.

Viewings of this exceptional property are highly recommended, offering an opportunity to appreciate its many virtues firsthand.

## Contact Us

**Phone:**

+34 623 44 32 13

**Email:**

[contact@marbella-cribs.com](mailto:contact@marbella-cribs.com)

**Real Estate Instagram:**

[@MarbellacribsRealEstate](https://www.instagram.com/MarbellacribsRealEstate)

**Lifestyle Instagram:**

[@MarbellacribsLifestyle](https://www.instagram.com/MarbellacribsLifestyle)



