HI HOMES

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Middle Floor Apartment for sale in Estepona, Estepona

825,000 €

Reference: R5139946 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 91m^2 **Terrace:** 81m^2











Costa del Sol, Estepona

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

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Features:

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

Orientation
South West

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

Views
Mountain
Panoramic

Setting
Urbanisation
Close To Schools

Condition
Excellent

Pool
Communal
Heated
Indoor

Furniture
Fully Furnished

Kitchen
Fully Fitted

Garden
Communal
Landscaped

Security
Gated Complex
24 Hour Security
Alarm System
Entry Phone

Parking
Underground
Garage
Private
Communal
Covered

Utilities
Electricity

Category
Golf
Luxury