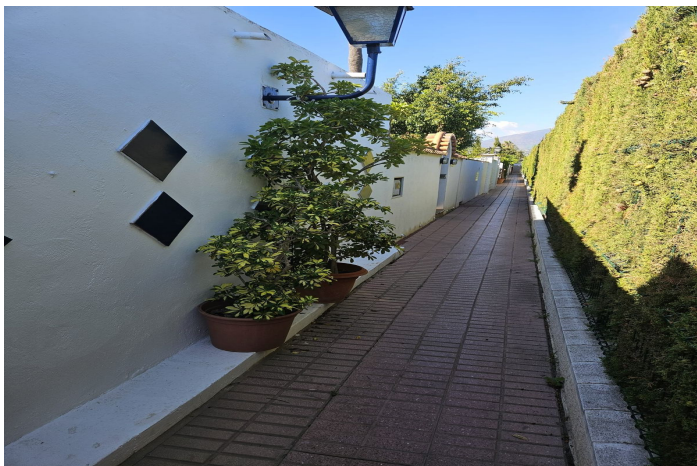




Townhouse for sale in Atalaya, Estepona

695,000 €

Reference: R5513440 Bedrooms: 3 Bathrooms: 3 Plot Size: 146m² Build Size: 204m² Terrace: 125m²





Costa del Sol, Atalaya

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.

Features:

Features

Covered Terrace
Near Transport
Private Terrace
Fitted Wardrobes
Solarium
Guest Apartment

Views

Street

Pool

Communal

Garden

Communal

Utilities

Electricity
Drinkable Water

Orientation

East

Setting

Beachside
Close To Sea
Close To Shops
Close To Schools

Furniture

Fully Furnished

Security

Gated Complex

Category

Resale

Climate Control

Air Conditioning

Condition

Good

Kitchen

Fully Fitted

Parking

Street