



Bedrooms 4

Bathrooms 4.5

M<sup>2</sup> Built 354

M<sup>2</sup> Terrace 92

M<sup>2</sup> Plot 600

This lovely villa is situated in a private and secured complex of 15 modern villas with spectacular sea views and next to the Atalaya Golf Course situated 10 minutes from Marbella, 5 minutes from the beach and close to the Atalaya International school and local amenities.

A double-height entrance hall with guest toilet leads to a spacious living room with working fireplace and French doors leading out to a sunny terrace and private garden with heated pool with views over Atalaya Golf Course to the sea.

A good-sized modern fully fitted kitchen connects with the dining area incorporated into the living area. Also, on this level is located a guest bedroom with an unsuited bathroom. On the first floor are a further 3 bedrooms all with unsuited bathroom. The master bedroom has a private terrace with excellent sea and golf views.

Features include modern tiling throughout, suspended ceiling and lighting. A lift connects all 3 floors and the villa also features air conditioning throughout, underfloor heating in the bathrooms, and a home automation system led lighting and heated pool.

The master bedroom has an additional large open terrace with views to Gibraltar and the coast of Africa, hydro massage Jacuzzi bath in the master bathroom and dressing room area.

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