

# Apartment in Estepona – 2 bedrooms – 2 baths

Bedrooms

2

Bathrooms

2

Built

91m<sup>2</sup>

Terrace

81m<sup>2</sup>

**R5139946**

**property**

**Estepona**

**825.000€**

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 in the entire development, it offers unparalleled exclusivity. With 91 m<sup>2</sup> of apartment interior space and an impressive 81 m<sup>2</sup> 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.

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

**Exclusive Features & Amenities** • 91 m<sup>2</sup> of beautifully designed interior space • 81 m<sup>2</sup> 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 m<sup>2</sup> 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