



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Atalaya

**REF# R4885114 – 375.000€**

IBI

513 €/YEAR

Garbage

125 €/YEAR

Community

2424 €/YEAR



2  
Beds



2  
Baths



106 m<sup>2</sup>  
Built



26 m<sup>2</sup>  
Plot



32 m<sup>2</sup>  
Terrace

If you are looking for a resort out of the ordinary and a quiet oasis close to everything, then you have come to the right place. Cortijo del Mar is perfectly located in the golden triangle between Marbella, Estepona and Benahavis. Here you are within a short driving distance of the mentioned cities and within walking distance

of all services. The area has a large pool with a beach effect and a lifeguard most of the year. Beautiful flourishing and well maintained garden. With a restaurant open for large parts of the year, there is always a bite to eat, a drink or an ice-cold ice cream close at hand. Cortijo del Mar has a reception with a rental section, which simplifies and maximizes the potential to rent out the apartment, high ratings on booking sites make the resort very popular. 5 minutes' walk from the resort there is a well-known Country Club, which is much appreciated by both owners and tenants. There is everything for the whole family such as heated indoor pool, gym, yoga and fitness classes, massage and beauty treatments, restaurant, library with open fire, 9-hole golf course, tennis and padel.

**Hall:** When you enter the apartment, you are greeted by a large hall, which is not common in Spanish apartments. There is plenty of room for hanging and storage.

**Living room:** Further you enter the generous living room with space for dining room furniture and a large sofa group. The floor plan is more square than rectangular, which gives a spacious and airy feeling.

**Terrace:** a fully glazed window wall with sliding doors leads out to the apartment's covered terrace, which then leads on to its own garden of 26m<sup>2</sup>. The terrace has room for a large dining group and sofa group. With its southern exposure, the covered terrace is much appreciated on warmer days and the garden is perfect when you want to enjoy the sun, the best of both worlds. From the garden you have direct access to the pool area, the pool is reached with a few steps.

**Kitchen:** The kitchen is directly adjacent to the living room and has plenty of storage. Kitchen interior from Siematic with stone worktop and all white goods including dishwasher from Siemens. From the kitchen you reach the utility room with washing machine and other technical equipment. Several owners have opened up between the kitchen, living room and hall, which is technically possible and requires little effort.

**Master bedroom:** inner hall with inset sliding doors and spacious wardrobes and entrance to en-suite bathroom with Jacuzzi bath and double glass vanities. Generous sleeping area with room for a large double bed, bedside table and additional furniture against the wall. Recessed spotlights and fully glazed sliding door section towards the terrace.

**Guest room:** On the opposite side and separated from the master bedroom is another spacious bedroom with room for two single beds or a larger double bed. Generous wardrobes and space for additional storage. Window with a high position towards the garden and a view towards the mountains.

**Guest bathroom:** For the guest room and the rest of the apartment, there is a bathroom with a walk-in shower and overhead shower.

**Other:** The apartment has a very attractive location in the resort. The apartment includes a garage space and a storage room large enough for golf clubs, bicycles, etc., which can be reached by elevator in close proximity to the apartment. As not all apartments have storage, it gives the apartment a great added value and is appreciated if you are renting out and want to store private belongings. In all rooms, including the terrace, there are speakers that are controlled from the living room. The fee to the association includes internet and maintenance of the private garden. The resort is gated with 24-hour security all year round. The area is very safe, but thanks to this you get the extra security if you leave the apartment for longer periods of time. Reception can provide rentals, help with activities, cleaning, concierge services, key keeping, etc. Very well maintained and beautiful garden and pool area. If you wish to rent out the

apartment, there is a very professional and flexible arrangement via the reception with very good income opportunities.

