

WHAT WILL THIS PROMOTION HAVE...

Everything you need, all in
one property... all in one place.
The best location and the
best development in Atalaya,
Las Terrazas de Atalaya.



...CLOSE TO THE SEA?



...CLOSE TO THE GOLF COURSE?



...WITH MODERN ARCHITECTURE?



...WITH EXCLUSIVITY AND THE BEST PRICE?



... IT WILL HAVE IT ALL?



The best views of Atalaya

Atalaya Golf & Country Club



Las Terrazas de Atalaya is a new development of modern and contemporary apartments in one of the best areas of Marbella/Estepona, called ATALAYA ALTA. A new investment opportunity that you can not let get away.



Location

Between Marbella and Estepona,
in the most sought after area
of the Costa del Sol, 1 km.
from the beach and walking distance
to the golf course in Atalaya Alta.



Just 1 km from the closest beach, 1 km from the motorway and with easy access to the toll road and, of course, Malaga International Airport; approximately 40 minutes.



Las Terrazas de Atalaya, located in the municipality of Estepona, is on the road heading toward Benahavís, in the geographical area known commercially as *Atalaya Alta*, strategically located and facing the spectacular golf course **ATALAYA GOLF & COUNTRY CLUB**.



ALONG
SIDE THE
ATALAYA
GOLF &
COUNTRY
CLUB

The best golf course on the Costa del Sol.



ESTEPONA

PUERTO DEP.
ESTEPONA


LAS TERRAZAS DE ATALAYA
ATALAYA ALTA

PUERTO
BANÚS

MARBELLA



Close to...

A well-established setting
for property developments
and a new and growing
number of villas.

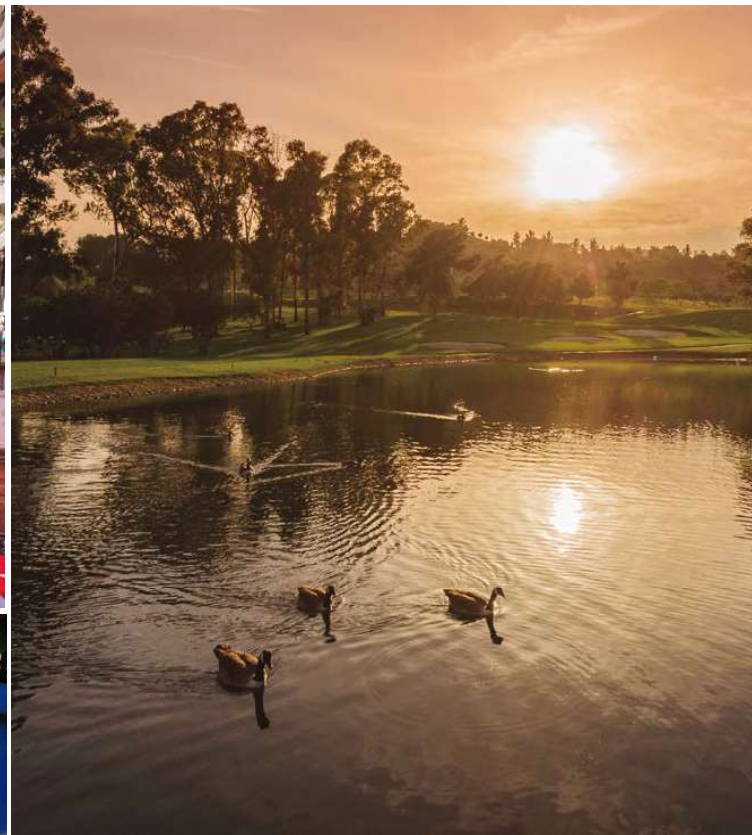
In a new and well-established setting for property developments, and a new and growing number of villas, the new [Colegio Bilingüe ATALAYA](#) (ATALAYA Bilingual School) and just two minutes' walk away: a leading [supermarket](#), as well as [Atalaya Golf & Country Club](#). Just a couple of minutes' drive away you can enjoy an array of restaurants, just five minutes from the charm that is the typical Andalusian village and gastronomic centre of [Benahavís](#), 3 minutes from the [Guadalmina Shopping Centre](#) with its many leisure facilities, shops and restaurants, 5 minutes from [San Pedro de Alcántara](#) with its new and spectacular [Gran Boulevard](#), 10 minutes from [Puerto Banús](#), 15 minutes from [Marbella](#) and only 10 minutes from [Estepona](#).





CLOSE TO
VARIOUS
BEACH
CLUBS

It is also an unbeatable location, in [ATALAYA ALTA](#), in the heart of the exclusive Costa del Sol, between [MARBELLA](#) and [ESTEPONA](#), just minutes from [GUADALMINA](#) and only 1km from the [BEACH](#), where you can enjoy spectacular beach clubs, such as [SALDUNA](#) and [LAGUNA VILLAGE](#).



The best way to enjoy life.



Golf



Walking distance to Atalaya Golf & Country Club, two of the oldest and best 18-hole golf courses on the whole Costa del Sol.

Clubhouse, restaurant, terrace and gold academy. Special prices and discounts at Atalaya Golf & Country Club for homeowners in Las Terrazas de Atalaya.



Atalaya Golf & Country Club



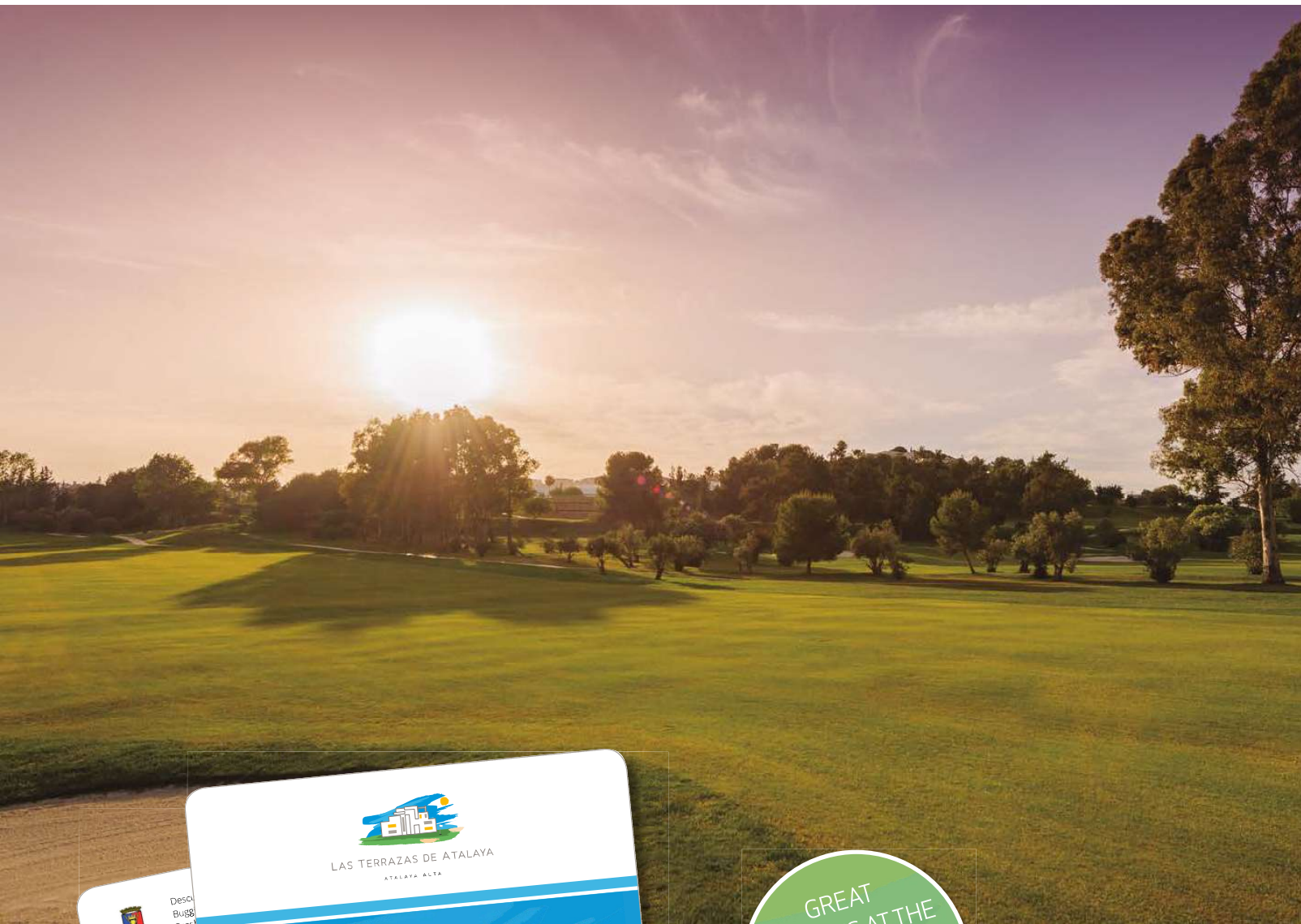
And for golf lovers, a true paradise within easy reach. Within five minutes' reach you can enjoy more than 9 top quality Golf Clubs: Atalaya Golf & Country Club, Guadalmina, El Paraiso, El Campanario, Marbella Club Golf Resort, Los Arqueros, La Quinta, the Higueral Golf, Los Flamingos, etc.

And almost on the golf course, separated only by a local road within the development, the spectacular view of the **ATALAYA OLD COURSE**, 18 holes par 72, created in 1968 and surrounded by high eucalyptus and palm trees, and white and pink azaleas which imbue the atmosphere with their unmistakable aroma. The **Atalaya New Course**, par 71, also offers amazing views over the Mediterranean and Gibraltar and is considered one of the most natural and most in harmony with its environment on the Costa del Sol. The **ENJOY GOLF ACADEMY** completes the facilities with 20 covered tees on which to practice and the clubhouse with its restaurant and terrace.

Atalaya Golf & Country Club



For the 14 penthouse owners, a share in the Atalaya Golf & Country Club is included.



Atalaya Golf & Country Club

In the Terrazas de Atalaya you will enjoy the best golf at the Atalaya Golf and Country Club. As homeowner at the Terrazas de Atalaya and with your Privilege Card, you will enjoy a wide and varied range of benefits at one of the best golf courses on the Costa del Sol, at Atalaya Golf and Country Club.



The development

The best luxury flat and penthouse development in Atalaya Alta.

With panoramic golf and sea views, south facing, and modern architecture.

A NEW-BUILD DEVELOPMENT WITH 56 UNITS, 2 and 3 bedroom **APARTMENTS** and 2 and 3 bedroom **PENTHOUSES**, with modern and contemporary architecture, large terraces and solariums to get the most out of the **south and south-east exposure**, a **view of the golf course**, and some **properties with sea views**, open kitchen onto the lounge/diner, large windows, excellent quality and spectacular gardens, 4 swimming pools, 1 paddle court and a small social area with a barbecue.

4 SWIMMING
POOLS,
1 PADDLE
COURT
& MORE





SOUTH
FACING

Every apartment, without exception has VIEWS of the golf course and some with panoramic views of the sea and south and south-east exposure.

LOW DENSITY OF CONSTRUCTION, EXCLUSIVE, QUALITY AND MODERN ARCHITECTURE in spectacularly beautiful natural surroundings, these are just some of the principle attributes of **LAS TERRAZAS DE ATALAYA**. But they are not the only ones. From its spacious terraces, 102.53m² average living space in the 2 bedroom penthouses and 162.47m² average living space in the 3 bedroom penthouses, you will enjoy absolutely outstanding views. **EACH ONE WITH VIEWS OF THE GOLF COURSE AND SOME WITH PANORAMIC SEA VIEWS.**

SPACIOUS
TERRACES



Bright and well-lit apartments and penthouses, with open kitchens to the lounge/ diner and fully-equipped with [electrical appliances](#), [air conditioning](#), [house alarm systems](#), [smoke detectors](#), etc. gardens, 4 community swimming pools, 1 paddle court, a social area with barbecue and magnificent panoramic views. [All the flats have a parking space and store room](#). And the penthouses have two which can be reached from the basement by the lift and directly from your apartment.



FULLY
EQUIPPED
KITCHENS



Spacious, in the interior
and especially
in the exterior.



THE 2 BEDROOM APARTMENTS

28 flats: 14 ground floor flats, with a total built area of **109m²**, terraces of between **44m²** and **47m²** and gardens ranging in size from **46m²**, the smallest, to **126.32m²**. And 14 first floor apartments, with total built areas of **109m²** and terraces of between **30m²** and **38m²**.



THE 3 BEDROOM APARTMENTS

14 flats: 7 flats on the ground floor with a total built area of **124.67m²**, terraces of **63.79m²** and gardens ranging from **45m²** to **84m²**. And 7 first floor apartment with a total built area of **124,67m²** and terraces of **31.74m²** on average.



THE 2 AND 3 BEDROOM PENTHOUSES

2 bedroom penthouses: 7 penthouses with an average total built area of **103.80m²** and terraces **102.53m²** on average.

3 bedroom penthouses: 7 penthouses with an average total built area of **148.38m²** and with terraces of **162.74m²** on average.



AND IF YOU LIKE THE IDEA OF RELAXING IN A MARVELLOUS PLACE SUCH AS THIS, START ENJOYING IT FROM TODAY AND DON'T WORRY ABOUT ANYTHING ELSE.



FINANCING

We have agreements with some of the principle financial institutions, to finance your “dream”, ask us about the conditions.

AFTER-SALES SERVICE

We will advise and help you as much as you need, from decorating to furnishing your home (with different furnishing offers), including any work or modification you carry out to your property, the property management or maintenance of your home and even the rental management of your home when you're not using it, resale, etc. Ask us, we will be delighted to advise you.

