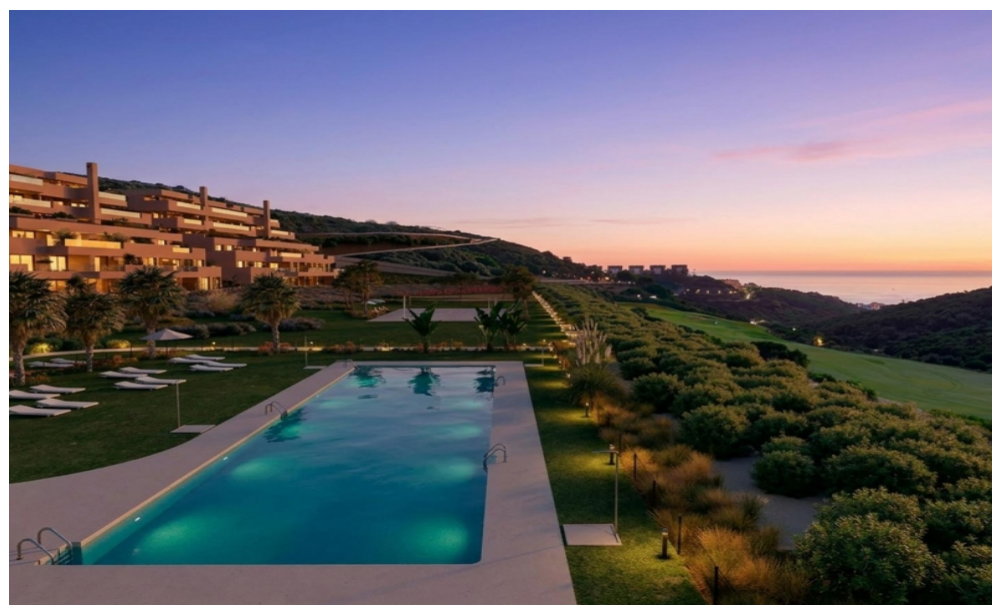


240-02818P  
Available

## SOTOGRADE

**448,000€**



### FEATURES

- 2 Bedrooms
- 2 Bathrooms
- Front Line Golf
- Kitchen Equipped
- Gym
- Close To Shops
- Airconditioning
- S P A
- Gated Community
- Security Service24h
- Close To Golf
- Communal Pool
- Communal Garden



Step into the dream of Costa del Sol living with this stunning 2-bedroom, 2-bathroom apartment in the brand-new ATRIA residential complex in La Alcaidesa. With a total plot of 131.9 m<sup>2</sup> and a built area of 107.4 m<sup>2</sup>, this home offers a bright, modern interior of 79.1 m<sup>2</sup> and a generous 24.5 m<sup>2</sup> terrace, perfect for enjoying the southern sun and spectacular golf views. ATRIA is an exclusive community of 144 contemporary homes, each designed for comfort, style, and wellbeing. This apartment features an open-plan kitchen flowing seamlessly into the living and dining area, which opens onto the south-facing terrace with pergola—ideal for relaxing or entertaining. Ground-floor units include private gardens, while all homes come with a parking space and storage room. Residents of ATRIA enjoy a world-class lifestyle with: ? Panoramic golf and sea views ? Direct access to pristine beaches ? Infinity pools surrounded by landscaped gardens ? Fully equipped gym and spa ? Outdoor meditation areas ? Community lounge with coworking space ? Beach volleyball court and children's play area Located within a secure, gated community, ATRIA is just a short walk from La Hacienda (Links) and Heathland Golf Courses, and close to luxury 5-star hotels Fairmont La Hacienda and OKU Andalucía. Whether you're seeking a serene permanent home, a luxury holiday retreat, or a sound investment on the Costa del Sol, this apartment at ATRIA offers the perfect combination of elegance, comfort, and location. Estimated delivery: Q1 2028

<b>Interior Size:</b>	107m <sup>2</sup>	<b>Rates:</b>	TBC
<b>Exterior Size:</b>	25m <sup>2</sup>	<b>Service Charges:</b>	TBC
<b>Plot Area:</b>	131.9m <sup>2</sup>	<b>Price per sqm:</b>	£3,748.95

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