

Atalaya Fairways - Contemporary Architecture with Golf as a Back Garden

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As rare as hen's teeth, the villas at Atalaya Fairways are paragons of design excellence in a sea of mediocrity. Clean white contemporary lines create spaces flooded with light and the finishes are superlative. With a starting price of just 885,000 euros, there is nothing better in this price bracket.

Paul Rossiter of sales agent Contemporary Villas comments, "We've set ourselves very strict criteria for the property we market and almost-contemporary or homes with suspect qualities we'd rather leave on the shelf. To say that Atalaya Fairways is a real find is somewhat of an understatement. The ability to secure a four bedroom villa with private pool within a boutique gated resort just minutes from Marbella and with the fairways of a well respected golf course as a back garden, all for under a million euros, is quite some proposition."

Each differing slightly from the next, the 16 three storey villas occupy a privileged plot overlooking the second of Atalaya's two 18-hole golf courses, the New Course, and this verdant landscape literally abuts the project thus preserving the restful views which have the Mediterranean and North Africa as a showpiece backdrop.

Inside, remote-control wooden doors give vehicle access to a substantial basement with garaging for three cars, a machine room and an additional open-plan space which could take on any number of guises from a home cinema or gymnasium to office space or simply extra storage. An Otis-branded lift transports you to the ground floor (and indeed all floors) with a sweeping lounge-dining area, sleek white kitchen with Siemens appliances, a guest toilet and two en-suite bedrooms. The uppermost floor has two or three additional en-suite bedrooms to include the master bedroom suite with dressing room and spacious sunny terrace.

Full height Climalit double-glazing inhabits the length of the ground floor living space leading out onto a turfed and landscaped rear garden complete with swimming pool with underwater lighting flanked by rustic marble and of course those exceptional golf and sea views. Fans of gadgetry will be impressed with the bathroom underfloor heating and anti-mist mirrors, hydromassage tubs in the master bathrooms, pre-

installation for home cinema in the lounge, integral music system throughout the home, video 'porter' and touch screen domotic system to control the alarm, lighting, air-conditioning, garden irrigation and other household conveniences.

Atalaya Fairways is luxury golf living at value-for-money price tags.

Prices start from 885,000 euros for a four bedroom villa on a plot of just over 500m². Payment terms are 40,000 euro deposit, 10% at private purchase contract, 30% during construction and 60% at title deed.

News submitted by Sarah Drane, [Contemporary Villas](#)