

**Sales - Apartment - Calahonda**  
**419.000€**



**Ref.-ID: R5344174**

**Calahonda**

**Apartment**

**Community: 2,904 EUR / year IBI: 711 EUR / year**

**Rubbish: 82 EUR / year**



**2**



**2**



**159 m2**



**100 m2**

Light-filled and stylish. Exclusive 159 sq m ground floor apartment - sunny, modern, perfectly laid out. DESCRIPTION: The property offered is located in the Las Palmeras urbanization in Sitio de Calahonda. Las Palmeras is a very popular and well-managed urbanization consisting of 14 apartment buildings. Four communal swimming pools are available for residents to use. The southwest-facing apartment with sea views is located on the ground floor and offers 159 square meters of living space, including a conservatory. The conservatory features glass curtains and provides direct access to a garden area of approximately 100 square meters. The living space comprises a spacious living area, a conservatory of approximately 42 square meters, two bedrooms, two bathrooms, and a kitchen. The apartment was renovated just a few years ago and is in excellent condition. The building has an elevator that provides access to the underground parking garage. The approximately 23-square-meter underground parking space offers room for a car as well as motorcycles. A storage room is also available. This beautiful property is not only suitable as a holiday apartment, but also as a permanent residence in one of the most beautiful places in the world. FEATURES: High-quality marble flooring in the living areas - hot and cold air conditioning - modern fitted kitchen with all appliances - large conservatory with glass curtains - garden area - alarm system - elevator - large underground parking space - storage room - 4 communal pools - secure residential complex. LOCATION: The property is just a 5-minute walk to the nearest bus stop. Transport links are available via access to the AP7 toll motorway, as well as to the A7 coastal road. Just 30 minutes drive to Malaga Airport, 15 minutes to Marbella and 12 minutes to Fuengirola. Calahonda is a very green area with numerous walking trails with wonderful scenery. It has excellent amenities including several supermarkets, doctors, chemists, restaurants, bars and also specialist shops. Calahonda also offers a wide range of sporting activities. The Golf Club La Siesta offers a 9-hole Par 3 course and Club Del Sol is a very large tennis club offering tennis, squash, paddle tennis and a fitness centre. There are many nice beaches you can visit here. La Luna Beach or Royal Beach have lovely sandy beaches and excellent restaurants. From Calahonda you also have access to the coastal boardwalk going all the way to the centre of La Cala de Mijas in one direction and to Cabopino Marina in the other direction, with a selection of fantastic chiringuitos along the way. This property has everything you need and is move-in ready. A fantastic place to live all year round or as a holiday home!

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Port</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Marina</li> <li>✓ Urbanisation</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South West</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Heated</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul> | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Garden</li> </ul>                              |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                              | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Private</li> </ul>                  | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Alarm System</li> </ul>                          | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>  | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Bargain</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Luxury</li> </ul> |   |   |   |  |