

## Sales - House - Calahonda

# 1.150.000€



**Ref.-ID: R5429458**

**Calahonda**

**House**

**Community: 324 EUR / year**

**IBI: 900 EUR / year**



**3**



**2**



**155 m2**



**693 m2**

Unique Opportunity to Purchase a Charming Villa in a Prime Location in Calahonda, Mijas Costa. Situated in one of the most sought-after areas of Calahonda, Mijas Costa, this charming villa offers the perfect combination of convenience, privacy, and investment potential. Ideally located just a short walk from the beach, restaurants, shops, and all local amenities, while enjoying a peaceful and established residential setting. Calahonda also benefits from 24-hour security. The property features three bedrooms, two bathrooms, a private garage, a rooftop solarium with partial sea views, and a private swimming pool, making it an ideal permanent residence, holiday home, or investment property. The villa is distributed as follows: On the main floor, you will find a bright and spacious open-plan living and dining area with a fully equipped kitchen, offering direct access to the sunny terrace and private pool area. This level also comprises two bedrooms, a family bathroom, and a separate laundry room. The upper floor is dedicated to the generous master suite, which features fitted wardrobes, an en-suite bathroom, and access to a private terrace. From here, stairs lead to the private rooftop solarium, where you can enjoy partial sea views and sunshine throughout the day. The property also benefits from a private garage for one vehicle. An additional advantage is that the villa holds a valid tourist licence and is currently operating successfully as a holiday rental, providing an excellent opportunity for both lifestyle buyers and investors seeking immediate rental income. Early viewing is highly recommended.

**Setting**

- ✓ Town
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools

**Parking**

- ✓ Underground
- ✓ Garage
- ✓ Private

**Pool**

- ✓ Private

**Climate Control**

- ✓ Air Conditioning

**Features**

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Storage Room

**Garden**

- ✓ Private

**Security**

- ✓ 24 Hour Security