

**Sales - House - Calahonda**  
**399.000€**



**Ref.-ID: R5451979**

**Calahonda**

**House**

**Community: 1,380 EUR / year**

**IBI: 459 EUR / year**

**Rubbish: 310 EUR / year**



**2**



**2**



**100 m2**

Modern coastal living in the heart of Calahonda ✱ 2 bedrooms | 2 bathrooms | Sea views | Large rooftop terrace | Rental License | Walking distance to the sea Located in the highly sought-after lower part of Calahonda, close to La Cala de Mijas and Marbella, this stylish and fully modernised beach house, perfectly combines authentic Spanish charm with contemporary comfort. Situated on Calahonda's lively main street, everything is within walking distance: charming restaurants, fresh bakeries, supermarkets, boutiques and cosy terraces. And best of all? The beach and sea are only an 8-10 minute walk away. The popular shopping centre El Zoco is also nearby, offering restaurants, a pharmacy, supermarket, post office and much more. Also the luxury Oxygen Sportsclub is at walking distance with padelcourts and restaurant. The property was partially renovated in 2021 and has since been carefully maintained and further upgraded. New sliding doors with double glazing, mosquito screens and shutters provide comfort, privacy and energy efficiency throughout the year. The ground floor features a bright and inviting living area with two comfortable spaces: a cosy dining area and a relaxing lounge with fireplace, television and direct access to the spacious partially covered terrace. The fully equipped kitchen connects seamlessly to the living space. On the first floor, you will find two spacious and modern bedrooms with built-in wardrobes. Both bedrooms have access to private terraces, one of which offers beautiful sea views. The property also includes two stylish bathrooms, one with a bathtub. The true highlight is the spacious private rooftop terrace with panoramic sea views — the perfect place to enjoy long summer evenings, sunsets and the Mediterranean lifestyle. There is also the possibility to create a third bedroom with ensuite bathroom, as several neighbouring properties have already done. It is a small urbanization of only 20 houses who share the big pool together. ✱ Thanks to its perfect south-west orientation, the property enjoys sunshine almost all day long, making it ideal for winter stays or year-round outdoor living. A charming property in a prime Costa del Sol location, perfect for those seeking comfort, character and an excellent investment under the Spanish sun. □ Property highlights: South-west orientation with sun from approximately 10 AM to 8 PM Only 8-10 minutes walking distance to the beach Fully renovated and move-in ready 2 spacious bedrooms & 2 bathrooms Multiple terraces and a large private rooftop terrace Sea views from terrace, bedroom and rooftop terrace Rental License included - community allows it too Possibility to create a third bedroom with ensuite bathroom Bus stop to Marbella and Málaga around the corner Medical centre, shops and restaurants within walking distance Ideal as a permanent residence, holiday home or investment property Furniture: optional (partial) Completion: from the 1th of October Video available

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                            |                                                                                                                                     |                                                                                                                       |                                                                                                                                                    |                                                                                                                        |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------|
| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Commercial Area</li><li>✓ Beachside</li><li>✓ Close To Golf</li><li>✓ Close To Port</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Close To Marina</li><li>✓ Urbanisation</li></ul>                                                                                                                                           | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South</li><li>✓ South West</li></ul>                                            | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</li><li>✓ Recently Renovated</li><li>✓ Recently Refurbished</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                                | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li><li>✓ Fireplace</li></ul> | <b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li></ul> |
| <b>Features</b> <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>✓ Solarium</li><li>✓ Satellite TV</li><li>✓ WiFi</li><li>✓ Gym</li><li>✓ Paddle Tennis</li><li>✓ Storage Room</li><li>✓ Marble Flooring</li><li>✓ Bar</li><li>✓ Barbeque</li><li>✓ Double Glazing</li><li>✓ Restaurant On Site</li><li>✓ Near Church</li><li>✓ Fiber Optic</li></ul> | <b>Furniture</b> <ul style="list-style-type: none"><li>✓ Part Furnished</li></ul>                                                          | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                                                       | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li><li>✓ Easy Maintenance</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li><li>✓ Entry Phone</li></ul>                    | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Street</li><li>✓ Communal</li></ul>                             |
| <b>Utilities</b> <ul style="list-style-type: none"><li>✓ Electricity</li></ul>                                                                                                                                                                                                                                                                                                                                                                                    | <b>Category</b> <ul style="list-style-type: none"><li>✓ Beachfront</li><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Resale</li></ul> |                                                                                                                                     |                                                                                                                       |                                                                                                                                                    |                                                                                                                        |