

**Sales - Apartment - Calahonda**  
**299.000€**



**Ref.-ID: R5471785**

**Calahonda**

**Apartment**



**2**



**2**



**122 m2**

Charming 2-Bedroom Apartment in Sitio de Calahonda Terrace, Patio & Communal Pool – Close to the Beach with Great Potential Price: £299,000 Welcome to Sitio de Calahonda on the Costa del Sol, a popular residential and holiday destination offering an attractive Mediterranean lifestyle close to the sea. This charming 2-bedroom, 2-bathroom apartment is an excellent opportunity for buyers looking for a property close to the beach, while also appreciating the possibility of modernising and personalising their new home according to their own taste. The property offers approximately 77 m² of living space and 122 m² of total built area, together with a private terrace and patio, providing plenty of additional outdoor space. Comfortable Living with Mediterranean Charm The spacious living room, featuring a cosy fireplace, forms the heart of the property and provides a warm and inviting atmosphere. The apartment also features a dedicated dining area and a separate kitchen, creating a practical and comfortable layout for everyday living and entertaining. The property offers an excellent foundation for a modernisation project. With some tasteful updates and a personal touch, it can be transformed into a stylish and comfortable Mediterranean home. This makes it particularly appealing to buyers who are looking for a property with character and the opportunity to bring their own ideas and style to life. Property Layout 2 bedrooms 2 bathrooms Spacious living room with fireplace Dining area Kitchen Private terrace Patio Approx. 77 m² living area Approx. 122 m² total area Private Outdoor Areas & Communal Pool One of the property's key features is the combination of a terrace and private patio. These outdoor spaces offer numerous possibilities for enjoying the Mediterranean climate – whether for breakfast outdoors, relaxing in the sun, enjoying an evening meal or spending time with family and friends. The residential complex also benefits from a communal swimming pool, providing the perfect place to cool off and relax during the warm summer months. Excellent Location Close to the Beach The property is situated in Sitio de Calahonda, an established area with a wide range of amenities nearby. The beach is approximately: • 15 minutes on foot • 5 minutes by car A variety of shops, restaurants and everyday amenities can be found in the surrounding area, making this a convenient location for both permanent living and holidays. A Property with Great Potential The apartment offers an excellent opportunity for modernisation and personalisation. Rather than purchasing a completely finished property, buyers have the opportunity to update selected areas and create a home that reflects their own style and preferences. Whether updating the kitchen and bathrooms, refreshing the flooring and finishes or simply giving the interiors a contemporary makeover, the property provides an exciting opportunity to create a personalised home on the Costa del Sol. The modernisation potential also makes this an attractive option for buyers looking for a property with scope for improvement and potential added value. Ideal as a Home, Holiday Property or Investment Thanks to its location, outdoor spaces and proximity to the beach, the apartment offers a variety of possibilities: ✓ Holiday home ✓ Second residence ✓ Permanent home ✓ Property investment ✓ Modernisation and personalisation project Key Features • 2 bedrooms • 2 bathrooms • Living room with fireplace • Dining area • Kitchen • Terrace & patio • Approx. 77 m² living area • Approx. 122 m² total area • Communal swimming pool • Beach approx. 15 minutes on foot • Beach approx. 5 minutes by car • Shops and restaurants nearby • Excellent potential for modernisation and personalisation • Ideal for residential or investment purposes

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| <b>Setting</b><br>✓ Urbanisation | <b>Condition</b><br>✓ Renovation Required | <b>Pool</b><br>✓ Communal       | <b>Views</b><br>✓ Garden | <b>Features</b><br>✓ Private Terrace | <b>Kitchen</b><br>✓ Fully Fitted |
| <b>Garden</b><br>✓ Communal      | <b>Parking</b><br>✓ Street                | <b>Category</b><br>✓ Investment |                          |                                      |                                  |