Sales - Apartment - Calahonda

285.000€

Ref.-ID: R5520949 **Calahonda** **Apartment**

Community: 1,620 EUR / year **IBI: 382 EUR / year** **Rubbish: 77 EUR / year** **2** **2** **82 m2**

Bright two-bedroom, two-bathroom ground-floor apartment in an established gated community in central Calahonda, with open sea views from a generous terrace. The apartment is in good condition and has been updated in recent years. The layout has real character: the dining area sits on a slightly raised level by the kitchen, and two steps lead down to a spacious living room with a fireplace and direct access to the terrace. Large windows bring in plenty of daylight. Both bedrooms have good wardrobe space and room for a double bed. One is currently furnished with both a double and a single bed, so the apartment sleeps five. The kitchen has an adjoining utility room of about 5 m2, plus an outdoor area at the back and a practical storage room. There is new air conditioning with three separately controlled zones, with the outdoor units discreetly placed at the back, away from the terrace. The terrace is the heart of the home: space for a dining table and a lounge area, with views over the rooftops to the Mediterranean. The apartment is in a gated complex with access codes and a communal pool. Security patrols and a lifeguard in summer are reported. Inside the complex there are three restaurants open to the public, a supermarket open 365 days a year, and a small nightclub and event hall of about 100 m2. The restaurants and shops of Calahonda are about a 25-minute walk away. Built area 109.5 m2 including the 27 m2 open terrace and laundry; 69 m2 usable. Built 1990. Energy rating E. Approximate yearly costs: community fees EUR 1,617 (EUR 109 a month with direct debit), IBI EUR 382, waste collection EUR 77.58. Please contact us for more information or a private viewing.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Urbanisation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Garden Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Games Room
- ✔ Storage Room
- ✔ Utility Room
- ✔ Marble Flooring
- ✔ Bar
- ✔ Restaurant On Site

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Category
- ✔ Resale