## Sales - Apartment - Calahonda

# 319.000€














**Ref.-ID: R5542162** **Calahonda** **Apartment**

**Community: 1,440 EUR / year** **IBI: 199 EUR / year** **Rubbish: 80 EUR / year** **2** **1** **84 m2**

Modern Living, Natural Light & a Spacious Terrace by the Sea. Only the photos labeled with virtual decoration are virtual; the rest are real ( new kitchen etc.. ) Discover the perfect blend of modern comfort and Mediterranean charm. This bright corner apartment offers a large 30m² terrace with open views — ideal for relaxing, dining al fresco, or enjoying sunsets with friends. Located within walking distance of the beach and the shopping center, you'll have everything at your doorstep: beach bars, restaurants, cafés, supermarkets, and even your favorite Sport Gym just a 15-minute stroll away. Inside, you'll find a newly renovated open-plan kitchen with modern appliances (all with invoices), a bathroom and kitchen with windows, and cozy touches like fireplaces in both the living room and master bedroom. The apartment is sold with some brand-new furniture included. Enjoy the community's pool and garden, plus a secure gated parking area. On your private terrace, there's even a built-in barbecue for outdoor gatherings. ===> Only 10 minutes by car from Marbella and about 25 minutes from the airport, this is the perfect home for those seeking style, convenience, and coastal living. *Note: Seasonal rentals are not permitted by the community.

**Setting**
- ✔ Town
- ✔ Suburban
- ✔ Commercial Area
- ✔ Beachside
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Urbanisation

**Orientation**
- ✔ South East Orientation

**Condition**
- ✔ Excellent Condition
- ✔ Good Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Fireplace

**Views**
- ✔ Country Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Forest Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Barbeque
- ✔ Double Glazing

**Furniture**
- ✔ Part Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex

**Parking**
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Bargain
- ✔ Holiday Homes
- ✔ Resale
- ✔ Contemporary