

Sales - House - Calahonda
999.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5015374

Calahonda

House

Community: 360 EUR / year

IBI: 1,640 EUR / year

Rubbish: 145 EUR / year



3



3



203 m2



1643 m2

PERFECT OPPORTUNITY TO RE-DEVELOP YOUR PERFECT VILLA. DEVELOPERS MUST SEE. The property is in the well-known Calahonda urbanisation and is surrounded by mature gardens offering peace and privacy. There is a good range of local amenities and facilities. The property is a traditional Spanish-built villa, with an approximate 203m² built area. The master bedroom is upstairs, with a bathroom and private terrace. The other two bedrooms are on the ground floor and share a bathroom, plus one guest bathroom and shower. There is a terrace off the lounge and kitchen area. There are also two terraces, a separate summer house with a jacuzzi, a toilet, and changing rooms. NOTE: This could be converted into a guest suite. The property faces southwest and has all-day sun in the gardens, with excellent garden views, total privacy, and partial sea views available. There are unspoilt views from the private terrace upstairs The garage has room for two cars with adequate storage space and a drive-in area outside for guests. For those seeking lively entertainment, Nikki Beach is just a short distance away, along with the centres of Marbella's old town and Puerto Banus. Additionally, Calahonda is surrounded by several golf courses, all within a few minutes' drive. The property offers the opportunity to relax, enjoy water sports, or walk down the beach. For those wanting lively entertainment, various venues are not far away. AMENITIES: Direct access to the beach * community swimming pool * international restaurants and chiringuitos * BY CAR: 5 minutes to Cabopino Golf course * 5 minutes to Nikki Beach (Elviria) * 10 minutes to Marbella town centre * 15 minutes to Puerto Banús * 30 minutes to Málaga airport.

Setting <ul style="list-style-type: none">✓ Village✓ Close To Golf✓ Close To Sea✓ Close To Marina✓ Urbanisation	Orientation <ul style="list-style-type: none">✓ South West	Condition <ul style="list-style-type: none">✓ Renovation Required	Pool <ul style="list-style-type: none">✓ Private	Views <ul style="list-style-type: none">✓ Sea✓ Country✓ Panoramic✓ Garden✓ Pool✓ Urban	Features <ul style="list-style-type: none">✓ Fitted Wardrobes✓ Private Terrace✓ WiFi✓ Storage Room✓ Utility Room✓ Marble Flooring✓ Barbeque✓ Fiber Optic
Furniture <ul style="list-style-type: none">✓ Optional	Kitchen <ul style="list-style-type: none">✓ Fully Fitted	Garden <ul style="list-style-type: none">✓ Private✓ Landscaped✓ Easy Maintenance	Security <ul style="list-style-type: none">✓ Alarm System✓ 24 Hour Security	Parking <ul style="list-style-type: none">✓ Garage✓ Open✓ Street✓ More Than One✓ Private	Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water
Category <ul style="list-style-type: none">✓ Investment✓ Reduced✓ Resale					