

Sales - House - Calahonda 485.000€ www.arbatestates.com +34 606 84 36 45 +34 602 51 80 97 info@arbatestates.com



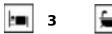
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Calahonda

Community: 3,180 EUR / year

IBI: 567 EUR / year

Rubbish: 85 EUR / year



128 m2

House

2

Charming Semi-Detached Home in Lower Calahonda – Just 500m from the Beach We are thrilled to present this delightful semi-detached home in the sought-after area of Lower Calahonda. Nestled within a well-established, gated community of just 14 homes, this property offers mature landscaped gardens, a serene communal pool, and an unbeatable location. Just a 500-meter stroll to the beach and surrounded by a wide selection of bars, restaurants, sports clubs, and supermarkets, this home offers both comfort and convenience. The property spans three levels Entry Level: A semi open-plan, fully fitted kitchen that flows seamlessly into the lounge and dining area. Direct access to a lush green lawn and spacious patio, perfect for outdoor dining and entertaining. A double bedroom with fitted wardrobes. A bathroom with shower and a guest toilet. Features include a cozy fireplace and newly installed air conditioning, ideal for both summer and winter comfort. The patio boasts a built-in barbecue, space for a 6-seater dining table, and sun loungers on the grass. Upper Level: Two additional bedrooms, each with its own private balcony. The master bedroom includes a spacious en-suite bathroom and access to a sout-west facing terrace. A stunning rooftop solarium offers breathtaking 360° panoramic sea views – the perfect spot to relax or entertain. Additional features include a private, dedicated parking space just outside your home. This is a true hidden gem that must be seen to be appreciated. Viewings available at your convenience. Note: Community Fees every 6 months- [1595 which is [265.83 every month.

Setting Country Close To Shops Close To Sea	Orientation South East South	Condition Good	Pool Communal	Climate Control Air Conditioning Hot A/C Cold A/C Fireplace	Views Sea Mountain Country Panoramic Garden Pool
Features Covered Terrace Fitted Wardrobes Near Transport Private Terrace WiFi Ensuite Bathroom	Furniture Fully Furnished	Kitchen Fully Fitted	Garden ✓ Communal	Security Gated Complex Entry Phone Alarm System	Parking Open Private
Utilities ✓ Electricity	Category ✓ Resale				