

**Sales - Apartment - Calahonda**  
**389.000€**

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



**Ref.-ID: R5076082**

**Calahonda**

**Apartment**

**Community: 1,452 EUR / year**

**IBI: 411 EUR / year**

**Rubbish: 77 EUR / year**



**2**



**2**



**85 m2**

Charming 2-Bedroom Top-Floor Apartment in the Peaceful Hills of Calahonda Nestled in the lush and peaceful hills of upper Calahonda, in the Las Palmeras Urbanization, this stunning top-floor apartment offers an exceptional living environment, blending absolute tranquility with breathtaking panoramic views of the Mediterranean Sea and the surrounding mountains. Here, only the songs of birds and the gentle whisper of the breeze disturb the silence — a true sanctuary for nature lovers. This bright and airy property features: \* Total built area: 80 m² \* Spacious main terrace of 33 m² facing southeast — perfect for outdoor dining, quiet reading, or simply enjoying the views, with lovely sunlight from morning until late afternoon \* Second terrace accessible from the second bedroom \* Generous living room of 30 m², flooded with natural light thanks to large windows \* Entrance hall \* Two bedrooms \* Two bathrooms \* Electric roller shutters on all windows incl. living room \* Elevator \* Private covered parking space \* Storage room included The apartment is sold fully furnished, ready to welcome its new owners without any hassle. Located in a secure gated community comprising 14 thoughtfully designed buildings surrounded by meticulously maintained Mediterranean gardens, residents enjoy access to five communal swimming pools, including a children’s paddling pool. A particular highlight of this building is its own private swimming pool reserved exclusively for its residents. Despite this peaceful setting, the beaches, shops, and restaurants of Calahonda are less than a 10-minute drive away.

<b>Setting</b> <ul style="list-style-type: none"><li>✔ Close To Shops</li><li>✔ Close To Sea</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✔ South East</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✔ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✔ Communal</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✔ Air Conditioning</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✔ Sea</li><li>✔ Mountain</li><li>✔ Panoramic</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✔ Covered Terrace</li><li>✔ Lift</li><li>✔ Fitted Wardrobes</li><li>✔ Private Terrace</li><li>✔ WiFi</li><li>✔ Storage Room</li><li>✔ Marble Flooring</li><li>✔ Barbeque</li><li>✔ Basement</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✔ Fully Furnished</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✔ Gated Complex</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✔ Underground</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✔ Electricity</li><li>✔ Drinkable Water</li></ul>	<b>Category</b> <ul style="list-style-type: none"><li>✔ Bargain</li><li>✔ Holiday Homes</li><li>✔ Investment</li><li>✔ Resale</li></ul>