

**Sales - House - Calahonda**  
**449.000€**

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



**Ref.-ID: R5158078**

**Calahonda**

**House**

**Community: 1,644 EUR / year**

**IBI: 505 EUR / year**

**Rubbish: 142 EUR / year**



**3**



**2**



**124 m2**

Charming House in Calahonda – Walking Distance to the Beach & Amenities Situated in the ever-popular Sitio de Calahonda, this attractive house offers the perfect blend of comfort, convenience, and Mediterranean lifestyle. Just a short walk from the beach, local restaurants, cafés, and shops, the property is ideally positioned for those who want everything close at hand. The home is distributed over two levels and features three generous bedrooms and two bathrooms. Upstairs, two of the bedrooms open onto a private terrace with lovely views across the gardens, swimming pool, and even a glimpse of the sea. Inside, the bright and spacious living areas are enhanced by marble floors and a cosy fireplace, creating a welcoming atmosphere year-round. Outdoor living is easy here, with both covered and open terraces ideal for relaxing, dining, or entertaining friends and family. A built-in barbecue area makes it perfect for gatherings, while the peaceful outlook over the pool and landscaped gardens ensures a tranquil setting. Additional comforts include air conditioning, fitted wardrobes, Wi-Fi connectivity, and access to beautifully maintained communal gardens and a large swimming pool. Convenient on-street communal parking is available directly in front of the complex. With excellent transport links, nearby schools, golf courses, fitness centres, and paddle clubs, this property offers everything you need in one of Mijas Costa’s most desirable locations.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Schools</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Good</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><li>✓ Fireplace</li></ul>	<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Marble Flooring</li><li>✓ Barbeque</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Fully Furnished</li></ul>
<b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>	<b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li></ul>			