

Sales - House - Calahonda
650.000€

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



Ref.-ID: R5283799

Calahonda

House

Community: 276 EUR / year

IBI: 906 EUR / year

Rubbish: 142 EUR / year



3



2



131 m2



600 m2

This well-located 3-bedroom villa sits in a quiet cul-de-sac in lower western Calahonda, just a 15-minute walk from shops and the beach. Set on a generous 600 m² plot, it offers excellent outdoor space, a private pool and a peaceful setting. The home is priced attractively to allow a new owner to update or redesign to their taste, with potential to extend the existing structure. The interior features a split-level lounge with double-height ceilings and beautiful feature beams, giving the main living area a bright and open feel. An alcove provides a natural dining space, and the independent kitchen could easily be opened up to create one large open-plan area. Two bedrooms and a full bathroom sit on the ground floor with a spiral staircase leading upstairs to the master bedroom and second bathroom and access to a sunny roof terrace. Outside, the villa offers sunny and shaded areas throughout the day, ideal for relaxing or entertaining. The lawned garden surrounds the pool, and a charming terrace overlooks the grounds, perfect for outdoor dining. Additional benefits include a private garage and a separate utility/storage room. Summary: Prime lower western Calahonda location, 15 minutes' walk to shops and beach Quiet residential cul-de-sac with strong privacy 600 m² plot Split-level lounge with double-height ceilings and feature beams Independent kitchen with easy open-plan conversion potential Two ground-floor bedrooms, upstairs master with full ensuite Separate utility/storage room for extra functionality Private roof terrace, pool, lawned garden and all-day sun or shade Private garage and well-priced for updating or renovation

Setting ✓ Close To Shops ✓ Close To Sea ✓ Urbanisation	Orientation ✓ South	Pool ✓ Private	Views ✓ Garden	Features ✓ Fitted Wardrobes ✓ Near Transport ✓ Storage Room ✓ Fiber Optic	Furniture ✓ Fully Furnished
Kitchen ✓ Fully Fitted	Garden ✓ Private	Security ✓ 24 Hour Security	Parking ✓ Garage	Utilities ✓ Electricity ✓ Drinkable Water	Category ✓ Resale