



Sales - Apartment - Calahonda  
**349.500€**

[www.arbatstates.com](http://www.arbatstates.com)  
**+34 606 84 36 45**  
**+34 602 51 80 97**  
[info@arbatstates.com](mailto:info@arbatstates.com)



Ref.-ID: R5323066

Calahonda

Apartment

Community: 1,704 EUR / year

IBI: 386 EUR / year

Rubbish: 78 EUR / year



2



2



104 m<sup>2</sup>

**\*\*\*REDUCED APRIL 2026\*\*\*** This inviting first-floor apartment in the sought-after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en-suite bathroom, built-in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa — an ideal spot for outdoor dining or unwinding in the sun. Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year. El Porton is a secure, gated community with communal off-street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five-minute drive from local shops and seven minutes from the coast. Whether you're looking for a permanent residence, a lock-up-and-leave second home or a property with rental potential, this apartment is an excellent option. The community currently allows new tourist licence applications, adding further appeal for investment-minded buyers. Contact us to arrange a viewing. \* Build Size 104 m² \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Disabled Friendly \* Private Terrace \* Communal parking \* 7 minutes drive to the beach \* 5 minutes drive to the shops \* Communal fees: €142,00 per month \* IBI property tax: €386,00 per annum \* Refuse fees: €78,00 per annum \* Lift

- |  |                                    |                                  |                             |  |   |
|--|------------------------------------|----------------------------------|-----------------------------|--|---|
| <b>Setting</b><br>✓ Urbanisation   | <b>Orientation</b><br>✓ South West | <b>Condition</b><br>✓ Excellent  | <b>Pool</b><br>✓ Communal   | <b>Climate Control</b><br>✓ Air Conditioning         | <b>Views</b><br>✓ Sea<br>✓ Garden<br>✓ Pool |
| <b>Features</b><br>✓ Lift<br>✓ Fitted Wardrobes<br>✓ Near Transport<br>✓ Private Terrace<br>✓ Utility Room<br>✓ Ensuite Bathroom<br>✓ Access for people with reduced mobility<br>✓ Double Glazing<br>✓ Fiber Optic | <b>Furniture</b><br>✓ Optional     | <b>Kitchen</b><br>✓ Fully Fitted | <b>Garden</b><br>✓ Communal | <b>Security</b><br>✓ Gated Complex<br>✓ Alarm System | <b>Parking</b><br>✓ Communal                |