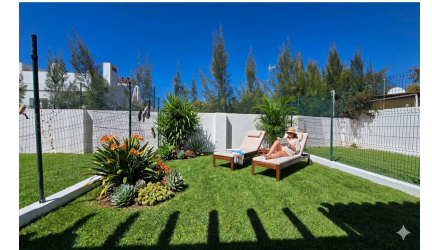




Sales - House - Calahonda
639.000€

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



Ref.-ID: R5346652

Calahonda

House

Community: 1,440 EUR / year IBI: 800 EUR / year

Rubbish: 100 EUR / year



4



4



262 m²



20 m²

CALAHONDA, MIJAS Great opportunity to acquire one (or more) of the 6 properties available for sale (most are adjoining, making them ideal for large families) in this small development of townhouses in the commercial area of Calahonda, within walking distance of shops and the beach. Strategically located between Marbella and Fuengirola, with excellent access to the A-7 motorway. Just a 10-minute walk to the beach and right next to the Los Olivos Shopping Centre, where you will find supermarkets, restaurants, a pharmacy, and shops. The homes are part of a quiet, private development offering a communal swimming pool, landscaped gardens, and a communal elevator from the lower level of the parking area to the communal areas, providing easy access to the homes. Each property includes two private underground parking spaces. These properties represent an excellent renovation opportunity, ideal for both designing a custom home and investing in a highly sought-after area of the Costa del Sol. The photos with furniture are AI-generated to give an idea of the possibilities these properties offer. The homes are built on four levels: Basement - Private garage with space for two vehicles and direct access to the house. Spacious 33 m² room with en-suite bathroom, high ceilings, and natural ventilation, perfect as a gym, playroom, office, or additional bedroom. Main Floor- Large living-dining room with direct access to the outside. Covered terrace of approximately 15 m². Private garden of approximately 20 m², perfect for enjoying the outdoors. Separate kitchen. Laundry room. Guest toilet. First Floor- Two guest bedrooms, master bedroom with en-suite bathroom and dressing area, shared full bathroom. Top floor - Total area approximately 20 m²: 12 m² room ideal as a bedroom, office, or studio. 8 m² solarium with sea views. Overall, a property with great potential, perfect as a primary residence, second home, or investment project near the sea. Legal information: In accordance with Decree 218/2005 of October 11, please note that notary fees, registration fees, property transfer tax (ITP), and other expenses related to the sale are not included in the price. The information provided is for guidance only, is not legally binding, and has no contractual validity.

- | | | | | | |
|--|---|--|--|--|--|
| <p>Setting</p> <ul style="list-style-type: none"> ✓ Commercial Area ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Urbanisation | <p>Orientation</p> <ul style="list-style-type: none"> ✓ West | <p>Condition</p> <ul style="list-style-type: none"> ✓ Fair | <p>Pool</p> <ul style="list-style-type: none"> ✓ Communal | <p>Climate Control</p> <ul style="list-style-type: none"> ✓ Air Conditioning | <p>Views</p> <ul style="list-style-type: none"> ✓ Garden |
| <p>Features</p> <ul style="list-style-type: none"> ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing | <p>Furniture</p> <ul style="list-style-type: none"> ✓ Not Furnished | <p>Kitchen</p> <ul style="list-style-type: none"> ✓ Fully Fitted | <p>Garden</p> <ul style="list-style-type: none"> ✓ Communal ✓ Private | <p>Security</p> <ul style="list-style-type: none"> ✓ Gated Complex | <p>Parking</p> <ul style="list-style-type: none"> ✓ Underground ✓ More Than One |
| <p>Utilities</p> <ul style="list-style-type: none"> ✓ Electricity ✓ Drinkable Water | <p>Category</p> <ul style="list-style-type: none"> ✓ Resale | | | | |