



Sales - House - Calahonda
449.000€

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



Ref.-ID: R5387842

Calahonda

House

Community: 1,644 EUR / year

IBI: 505 EUR / year

Rubbish: 142 EUR / year



3



2



124 m2

Detached House with Renovation Potential – Prime Calahonda Location – Walking Distance to the Beach Located in the highly desirable area of Sitio de Calahonda, this completely detached three-bedroom house offers a rare opportunity to create a beautiful home in one of the Costa del Sol’s most convenient coastal communities. The property enjoys an excellent position within a peaceful and well-maintained residential complex, just a short walk to the beach, restaurants, cafés, supermarkets, and local amenities. While the house would benefit from renovation and modernisation, the size, layout, and location make it an exceptional opportunity for buyers looking to personalise a property and add value in a highly sought-after area. The home is distributed over two levels and offers three spacious bedrooms and two bathrooms. Two of the upstairs bedrooms open onto a private terrace with lovely views over the communal gardens, swimming pool, and even a glimpse of the Mediterranean Sea. Inside, the bright living areas feature marble flooring and a fireplace, creating a warm and welcoming atmosphere. With thoughtful updating, the property could easily be transformed into a stylish contemporary home while retaining its character. Outdoor living is another highlight, with both covered and open terraces providing ideal areas for relaxing, dining, or entertaining. The built-in barbecue area overlooks the gardens and pool, creating a peaceful setting to enjoy the Mediterranean lifestyle. The community itself is well established and beautifully maintained, with landscaped gardens, a large swimming pool, and convenient communal parking directly outside the property. With excellent access to golf courses, paddle clubs, fitness centres, international schools, and transport links, the location truly offers the best of coastal living. Detached properties within walking distance of the beach in Calahonda are increasingly rare, particularly those offering this much potential.

- | | | | | | |
|--|--|--|---|---|--|
| Setting <ul style="list-style-type: none">✓ Commercial Area✓ Close To Golf✓ Close To Port✓ Close To Shops✓ Close To Sea✓ Close To Schools✓ Urbanisation | Orientation <ul style="list-style-type: none">✓ South East✓ South✓ West | Condition <ul style="list-style-type: none">✓ Fair | Pool <ul style="list-style-type: none">✓ Communal | Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Fireplace | Features <ul style="list-style-type: none">✓ Covered Terrace✓ Fitted Wardrobes✓ Near Transport✓ Private Terrace✓ Marble Flooring✓ Barbeque |
| Furniture <ul style="list-style-type: none">✓ Fully Furnished | Kitchen <ul style="list-style-type: none">✓ Fully Fitted | Garden <ul style="list-style-type: none">✓ Communal | Parking <ul style="list-style-type: none">✓ Communal✓ Private | Category <ul style="list-style-type: none">✓ Bargain | |