EK
ARBAT ESTATES

Sales - House - Calahonda

540.000€

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Ref.-ID: R5450308 **Calahonda** **House**

Community: 4,260 EUR / year **IBI: 623 EUR / year** **Rubbish: 81 EUR / year** **3** **2.5** **123 m2**

Superbly located in the heart of Calahonda, this exceptional end of terrace townhouse offers the perfect combination of Mediterranean living, convenience, and investment potential. Just a five minute stroll from the beach and only two minutes' walk from an excellent selection of supermarkets, restaurants, cafés, bars, and local amenities, this is a property that truly allows you to leave the car behind and enjoy the Costa del Sol lifestyle. Situated within a secure, gated community with beautifully landscaped gardens and a large communal swimming pool, the property enjoys a peaceful setting while being just moments from everything you need. The ground floor features a spacious fully fitted kitchen, a guest WC, and a bright, open-plan living and dining area that flows seamlessly onto an exceptionally large private terrace. With direct access to the communal gardens and swimming pool, this impressive outdoor space is ideal for al fresco dining, entertaining family and friends, or simply relaxing in the year-round sunshine. Upstairs, the property offers three generous double bedrooms, all with built-in wardrobes, together with two well-appointed family bathrooms. A central air conditioning system provides comfort throughout every season. Whether you are searching for a permanent residence, a luxury holiday home, or a high performing rental investment, this property ticks every box. Its unbeatable location, excellent community facilities, and proximity to the beach make it a rare opportunity in one of the Costa del Sol's most sought after residential areas. Early viewing is highly recommended.

Setting
- ✔ Close To Shops
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Courtyard Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Utility Room
- ✔ Ensuite Bathroom

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Landscaped Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Garage
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Resale