EK ARBAT ESTATES

Sales - Apartment - Calahonda

669.000€

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

Ref.-ID: R5517619 **Calahonda** **Apartment**

Community: 3,000 EUR / year **IBI: 680 EUR / year** **Rubbish: 280 EUR / year** **2** **2** **112 m2**

Frontline Beach Apartment with Panoramic Sea Views in Calahonda A rare opportunity to own a spacious ground-floor apartment in an exceptional frontline beach location in Calahonda, offering uninterrupted Mediterranean Sea views and direct access to beautifully maintained communal gardens. Originally two separate one-bedroom apartments, the property was combined into one spacious residence by the current owner in 1996, creating a unique layout with generous living spaces and spectacular sea views. The apartment features a large, bright living and dining area, a fully equipped kitchen, two bedrooms and two bathrooms, both with showers and one newly renovated with underfloor heating. One of its most attractive features is the stunning sea view enjoyed from both bedrooms, the living room and even the kitchen. The generous private terrace provides the perfect setting for outdoor dining, relaxing and enjoying the Mediterranean lifestyle, with the beach just a few steps away. The property has been very well maintained over the years and is presented in good condition. While perfectly usable as it stands, it also offers excellent potential for modernisation, allowing a new owner to create a contemporary beachfront home in a truly privileged location. The established beachfront community offers three communal swimming pools, beautifully maintained mature gardens and communal parking areas. The apartment is sold fully furnished and also includes an independent private garage parking space located in the neighbouring community. Please note that holiday rentals are no longer permitted within this community, making the property particularly attractive for buyers looking for a permanent residence or a peaceful holiday home. With its exceptional beachfront position, spacious layout, generous terrace and uninterrupted sea views, this property represents a wonderful opportunity to enjoy coastal living in one of Calahonda's most sought-after locations.

Setting
- ✔ Beachfront
- ✔ Beachside
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Front Line Beach Complex

Orientation
- ✔ South West Orientation

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Garage
- ✔ Private Parking

Category
- ✔ Investment
- ✔ Resale