EK
ARBAT ESTATES

Sales - House - Calahonda

1.295.000€

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Ref.-ID: R5534125

Calahonda

House

Community: 1,176 EUR / year

4 **3** **190 m2** **700 m2**

Beautifully Renovated Villa in Central Calahonda – Privacy, Comfort & Energy Efficiency This stunning, recently renovated villa is ideally situated in the heart of Calahonda, offering an exceptional combination of modern comfort, privacy and convenience. Set on a generous, flat, south-facing plot of approximately 700 m², the property enjoys a peaceful position at the end of a quiet cul-de-sac, while remaining within easy reach of all local amenities. The villa has undergone an extensive renovation, with virtually every aspect of the property renewed and modernised to create a stylish, comfortable and energy-efficient home. One of its standout features is the newly installed solar system with battery storage, allowing the current owners to enjoy virtually zero monthly electricity costs. Further enhancing everyday comfort, the villa benefits from underfloor heating in the bathrooms for the cooler months and a water-softening system serving the entire property, helping to reduce limescale build-up and protect taps, fittings and appliances. These thoughtful upgrades make the home equally appealing for year-round living and holidays in every season Although technically a split-level property, the house offers the comfort and practicality of almost single-level living, with just a few steps separating the main living areas from the bedrooms. The interior features a spacious and bright living room, a welcoming dining area and a modern open-plan kitchen, creating an inviting space for both everyday living and entertaining. The generously sized bedrooms benefit from high ceilings, adding to the feeling of space and light, while two spacious, beautifully renovated bathrooms complete the main accommodation. The property has been beautifully designed and furnished in an exquisite yet warm and homely style, creating an elegant and welcoming atmosphere throughout, with all furniture and décor included in the sale. An additional highlight is the separate annex, currently used as an office, which offers a further bedroom and bathroom with its own independent access. This versatile space is ideal for accommodating guests, creating a private home office or providing additional living space for family members. Outside, the flat, south-facing plot offers several terraces and plenty of room to enjoy the Mediterranean lifestyle. There is also excellent potential to create a dedicated outdoor kitchen or BBQ and entertainment area, allowing future owners to further enhance the already attractive outdoor spaces. The property provides ample private parking, including two covered parking areas accommodating up to three cars. A large storage room offers additional flexibility and could easily be transformed into a private gym, hobby room or workshop. Despite its wonderfully private and tranquil setting, the villa is exceptionally well located in central Calahonda, close to the popular Oxygen Sports Club, restaurants, shops and everyday amenities. The beach is approximately a 20-minute walk away. Residents also benefit from access to a large communal swimming pool, offering the enjoyment of a pool without the maintenance responsibilities of a private one. A beautifully modernised, energy-efficient and exceptionally practical home in one of Calahonda's most convenient residential locations. Perfect as a permanent residence or an easy-to-maintain holiday home on the Costa del Sol.

Climate Control

✔ U/F/H Bathrooms