EK
ARBAT ESTATES

Sales - House - Calahonda

1.700.000€

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Ref.-ID: R5534233 **Calahonda** **House**

3 **4** **416 m2** **961 m2**

Your Spanish Dream Awaits: Luxury Villa Walking Distance to the Beach Imagine waking up wonderfully rested in total tranquility. You open the doors of your bedroom on the upper floor, step onto the terrace, and instantly feel the first warm rays of sunshine. This isn't just a holiday getaway — this is your new everyday reality in Calahonda. **Living in Pure Luxury, Comfort & Security** From the moment you step inside, the impressive, light-filled entrance welcomingly embraces you with a sense of homecoming. The ground floor living area is designed for creating unforgettable memories. The modern open-plan kitchen with a spacious central island serves as the heart of the home — the perfect spot to gather, cook, and share a glass of wine together. Best of all, this villa is sold **fully furnished**. For year-round climate control, **all rooms feature air conditioning** alongside **shutters on both the ground and upper floors**. Additionally, the property is equipped with **solar panels** for energy efficiency, a **security system**, and a **built-in safe**. **The Ultimate Mediterranean Outdoor Lifestyle — All Year Round** The generous plot surrounding the villa is a true private paradise. Thoughtfully designed terraces ensure you can choose your ideal spot at any time of day: lounging in the full sun or unwinding with a book in the cooling shade. Take a dip in the inviting heated pool, perfectly tempered for year-round enjoyment 365 days a year. **Prime Location & Exceptional ROI** Within just a few minutes, you can stroll down to the golden sandy beach with a towel over your shoulder. The local supermarket is literally around the corner, and in the evening, you can easily walk to a variety of charming nearby restaurants. The property also features a very spacious, standalone **56 m² garage** — ideal for multiple vehicles, extra storage, or hobbies. Beyond being a dream sanctuary, this is a proven investment opportunity. Having generated a **proven rental income of over €100,000 per year for the past 4 years**, this villa offers the ultimate balance between personal luxury and high yield. * **4 Tranquil Bedrooms:** Exclusively located on the upper floor * **Turn-Key Luxury:** Sold completely furnished and move-in ready * **Climate & Sustainability:** Air conditioning in all rooms, solar panels, and shutters (ground & upper floor) * **Security:** Integrated security system and safe * **Outdoor Paradise:** Heated swimming pool with year-round sun & shade terraces * **Prime Location:** Short walk to the beach, supermarket, and fine dining * **Top ROI:** Proven rental income of over €100,000/year (past 4 years) * **Garage:** Standalone, ultra-spacious 56 m² garage Can you feel the Mediterranean warmth already? A rare combination of luxury, location, and proven financial return must be experienced in person. **Contact us today to schedule your private viewing!**

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Sea
- ✔ Close To Forest

Orientation
- ✔ North Facing
- ✔ East Facing
- ✔ South Facing
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Private Pool
- ✔ Heated Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Pool Views
- ✔ Forest Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Near Church
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Alarm System
- ✔ Safe

Parking
- ✔ Garage
- ✔ Open Parking
- ✔ Private Parking

Utilities
- ✔ Electricity
- ✔ Photovoltaic solar panels

Category
- ✔ Holiday Homes
- ✔ Investment