EK
ARBAT ESTATES

Sales - Apartment - Calahonda

250.000€

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Ref.-ID: R5550205 **Calahonda** **Apartment**

Community: 2,040 EUR / year **IBI: 306 EUR / year** **Rubbish: 77 EUR / year** **2** **2** **69 m2**

Charming South-Facing Corner Apartment in Calahonda – Excellent Renovation Opportunity! A fantastic opportunity to add value at a very attractive price! With a modest renovation, this charming apartment could be transformed into a beautiful holiday home or an excellent rental investment. Situated in a delightful boutique residential complex in Calahonda, the apartment enjoys a privileged and private corner position, with an ideal south and west orientation offering sunshine throughout the day, right up until sunset. The property features two bedrooms, one bathroom, and a separate storage/laundry room that could easily be converted into an en-suite shower room. The bright and welcoming living and dining area opens onto a sunny terrace with partial sea views, perfect for relaxing or enjoying outdoor dining. The compact but well-equipped kitchen also offers excellent potential to be opened up and integrated into the dining area, creating a more spacious and contemporary open-plan living space. Set within a small, secure and family-friendly gated community, residents enjoy a generous swimming pool surrounded by beautifully maintained gardens, a communal BBQ area, and private residents' parking. The location is equally appealing, with a wide range of amenities, shops, restaurants and public transport all within easy reach. With an estimated renovation budget of just €10,000–€20,000 maximum, this apartment has the potential to become a truly delightful second home or an attractive rental property. Combining an affordable purchase price, excellent orientation, privacy, outdoor living and strong investment potential, this is an opportunity well worth considering. Early viewing is highly recommended! Beds: 2 | Baths: 2 | Living area: 69 m2 | Terraces: 9m2 | Facing: S| Communal swimming pool with BBQ area | Outdoor paking spaces | Construction year: 1988 Airport: 25 min drive - Marbella Town: 8 min drive - Puerto Cabopino: 5 min drive - Puerto Banus: 14 min drive - Golf course: 5 min walk - Beach: 15 min walk - Amenities: 5 min walk - Public Transports: 5 min walk The property market on the Costa del Sol is very dynamic right now and good properties are being snapped up fast! We suggest that if you see something you like that fits your budget, contact us as soon as possible to avoid disappointment! Our team works incessantly to make sure that the description and the sales prices for the properties offered on this website are correct and up to date. Notwithstanding, the information contained in this website is subject to errors and omissions, and the properties themselves subject to price changes, prior sale or withdrawal from market.

Setting
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea

Orientation
- ✔ South Facing

Condition
- ✔ Good Condition

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

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

Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Marble Flooring
- ✔ Barbeque

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex

Parking
- ✔ Communal Parking

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Reduced
- ✔ Resale