

## Продажа - Дом - Calahonda

### 999.000€



**Ref.-ID: R5015374**

**Calahonda**

**Дом**

**Коммунальные: 360 EUR / год**

**ИБИ: 1,640 EUR / год**

**Мусор: 145 EUR / год**



**3**



**3**



**203 m2**



**1643 m2**

PERFECT OPPORTUNITY TO RE-DEVELOP YOUR PERFECT VILLA. DEVELOPERS MUST SEE. The property is in the well-known Calahonda urbanisation and is surrounded by mature gardens offering peace and privacy. There is a good range of local amenities and facilities. The property is a traditional Spanish-built villa, with an approximate 203m<sup>2</sup> built area. The master bedroom is upstairs, with a bathroom and private terrace. The other two bedrooms are on the ground floor and share a bathroom, plus one guest bathroom and shower. There is a terrace off the lounge and kitchen area. There are also two terraces, a separate summer house with a jacuzzi, a toilet, and changing rooms. NOTE: This could be converted into a guest suite. The property faces southwest and has all-day sun in the gardens, with excellent garden views, total privacy, and partial sea views available. There are unspoilt views from the private terrace upstairs. The garage has room for two cars with adequate storage space and a drive-in area outside for guests. For those seeking lively entertainment, Nikki Beach is just a short distance away, along with the centres of Marbella's old town and Puerto Banus. Additionally, Calahonda is surrounded by several golf courses, all within a few minutes' drive. The property offers the opportunity to relax, enjoy water sports, or walk down the beach. For those wanting lively entertainment, various venues are not far away. AMENITIES: Direct access to the beach \* community swimming pool \* international restaurants and chiringuitos \* BY CAR: 5 minutes to Cabopino Golf course \* 5 minutes to Nikki Beach (Elviria) \* 10 minutes to Marbella town centre \* 15 minutes to Puerto Banús \* 30 minutes to Málaga airport.

**Расположение**

- ✓ Деревня
- ✓ Рядом с гольф-полем
- ✓ Рядом с морем
- ✓ Рядом с портом
- ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

**Состояние**

- ✓ Нужен ремонт

**бассейн**

- ✓ Приватный

**ВИД**

- ✓ Море
- ✓ Сельская местность
- ✓ Панорамный
- ✓ Сад
- ✓ Бассейн
- ✓ Город

**Особенности**

- ✓ Встроенные шкафы
- ✓ Приватная терраса
- ✓ WiFi
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Мраморные полы
- ✓ Барбекю
- ✓ Оптическое волокно

**Мебель**

- ✓ По желанию

**Кухня**

- ✓ Полностью оборудованная

**Сад**

- ✓ Приватный
- ✓ Ландшафтный дизайн
- ✓ Простой в уходе

**меры безопасности**

- ✓ Сигнализация
- ✓ Охрана 24 часа

**Парковка**

- ✓ Гараж
- ✓ Открытая
- ✓ Улица
- ✓ Более чем один
- ✓ Приватная

**Коммунальные услуги**

- ✓ Электричество
- ✓ Питьевая вода

**Категория**

- ✓ Инвестиции
- ✓ Цена снижена
- ✓ Перепродажа