

**Продажа - Апартамент - Calahonda**  
**329.000€**



**Ref.-ID: R5474740**

**Calahonda**

**Апартамент**

**Коммунальные: 1,500 EUR / год**

**ИБИ: 340 EUR / год**

**Мусор: 78 EUR / год**



**2**



**2**



**72 m2**

Two Bedroom Apartment for Sale in Calahonda with Sea Views & Tourist Rental Licence This two bedroom, two bathroom apartment in the Bellavista Hills community in Calahonda has great sea views and an existing tourist rental licence already in place. The layout comprises an entrance hall, a separate fully fitted kitchen, a large living and dining room, two bedrooms and two bathrooms, including an en-suite to the main bedroom. The 22m² terrace is the apartment's standout feature, with sea views and direct access from the lounge, kitchen and both bedrooms, every main room opens onto it, giving the whole apartment a genuine indoor-outdoor feel rather than a single balcony tacked onto the living room. There's enough space out here for a full dining table as well as separate seating and sun loungers for relaxing. The terrace is fitted with electric awnings with wind sensors, retracting automatically if the wind picks up so shade is there when you want it without needing to think about it. The apartment is offered for sale with the majority of the furniture included and features cream marble flooring throughout, hot and cold air conditioning, double glazing and fibre-optic internet already connected. Residents of Bellavista Hills have use of a communal swimming pool and a separate children's pool. The sale also includes a private parking space and a storage room in the underground basement. Day to day, there's a small cluster of bars, restaurants and a supermarket within walking distance. Calahonda beach is about five minutes by car, Marbella centre around 20 minutes, and Málaga Airport roughly 25 minutes. For buyers weighing up rental potential, the tourist rental licence is already active, the new owner can move straight into holiday letting, use the apartment personally, or split time between the two, subject to the usual regulations. Key Features: Existing tourist rental licence 22m² terrace with sea views Two bedrooms, two bathrooms (en-suite to main) Majority of furniture included Private parking space and storage room Communal pool and children's pool 5 mins to beach, 20 mins to Marbella, 25 mins to Málaga Airport

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| <b>Расположение</b> <ul style="list-style-type: none"><li>✓ Рядом с магазинами</li><li>✓ Рядом с морем</li><li>✓ Урбанизация</li></ul>                                                                                                                                 | <b>ОРИЕНТАЦИЯ</b> <ul style="list-style-type: none"><li>✓ Юго-восток</li></ul>         | <b>Состояние</b> <ul style="list-style-type: none"><li>✓ Отличное</li></ul>            | <b>бассейн</b> <ul style="list-style-type: none"><li>✓ Общий</li><li>✓ Детский бассейн</li></ul>       | <b>Климат-контроль</b> <ul style="list-style-type: none"><li>✓ Кондиционер</li><li>✓ Кондиционер холодного воздуха</li></ul>                                              | <b>ВИД</b> <ul style="list-style-type: none"><li>✓ Море</li></ul>           |
| <b>Особенности</b> <ul style="list-style-type: none"><li>✓ Лифт</li><li>✓ Встроенные шкафы</li><li>✓ Рядом с транспортом</li><li>✓ Приватная терраса</li><li>✓ Кладовка</li><li>✓ Мраморные полы</li><li>✓ Двойные стеклопакеты</li><li>✓ Оптическое волокно</li></ul> | <b>Мебель</b> <ul style="list-style-type: none"><li>✓ Частично меблированный</li></ul> | <b>Кухня</b> <ul style="list-style-type: none"><li>✓ Полностью оборудованная</li></ul> | <b>Сад</b> <ul style="list-style-type: none"><li>✓ Общественный</li><li>✓ Ландшафтный дизайн</li></ul> | <b>меры безопасности</b> <ul style="list-style-type: none"><li>✓ Огражденный комплекс</li><li>✓ Электрические жалюзи</li><li>✓ Домофон</li><li>✓ Охрана 24 часа</li></ul> | <b>Парковка</b> <ul style="list-style-type: none"><li>✓ Подземная</li></ul> |
| <b>Коммунальные услуги</b> <ul style="list-style-type: none"><li>✓ Электричество</li><li>✓ Питьевая вода</li></ul>                                                                                                                                                     | <b>Категория</b> <ul style="list-style-type: none"><li>✓ Перепродажа</li></ul>         |                                                                                        |                                                                                                        |                                                                                                                                                                           |                                                                             |