

Продажа - Дом - Calahonda
795.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5460838

Calahonda

Дом

Коммунальные: 1,200 EUR / год

ИБИ: 900 EUR / год

Мусор: 80 EUR / год



4



3



230 m2



423 m2

This beautifully positioned four-bedroom, three-bathroom villa is situated in the heart of Calahonda, Mijas Costa, just a few minutes walk from a fantastic selection of restaurants, amenities and a local supermarket. The property enjoys excellent accessibility, with the beach just a short drive away and quick access to the AP-7 toll road, placing Marbella approximately 15 minutes away and Málaga Airport around 25 minutes away. Calahonda also benefits from its own 24-hour security service, with regular patrols throughout the area, providing additional peace of mind for residents and homeowners. Set within an exclusive community of just seven villas, the property offers a fantastic combination of privacy, space and convenience. While the villa would benefit from modernisation and some renovation, it presents an exciting opportunity for a new owner to create a truly special home and add significant value. With its generous proportions, large private garden and excellent location, it is an ideal project for someone looking to put their own stamp on a property on the Costa del Sol. Upon entering the villa, you are welcomed into a spacious living and dining area, full of character with high ceilings, exposed wooden beams and a feature fireplace. Just off the dining area is a recently renovated, fully fitted separate kitchen, which could easily be opened into the main living space to create a contemporary open-plan layout if desired. From the lounge, doors lead directly onto a fantastic south-west-facing terrace, ideal for outdoor dining, entertaining and enjoying the afternoon and evening sun. From here, there are attractive open views across the gardens and surrounding mountains, together with partial sea views. A guest WC is also conveniently located on this level. On the lower floor are four generously sized bedrooms, all benefiting from fitted wardrobes. The principal bedroom features an en-suite bathroom, while the remaining bedrooms share a family bathroom. The villa also benefits from air conditioning throughout, providing year-round comfort. This level provides direct access to the property's large private garden, offering excellent potential to create a fantastic outdoor entertaining area and even add a private swimming pool, subject to the relevant permissions. For those who prefer not to add a private pool, the community already benefits from a beautiful communal swimming pool and gardens. The property also offers excellent parking, with both a private garage and an additional carport. Another major advantage is that short-term rentals are permitted within the community, adding further appeal for buyers looking for a holiday home with rental potential or an investment opportunity. With its spacious accommodation, large private garden, south-west orientation and excellent location, this villa represents a fantastic renovation opportunity with huge potential. Whether transformed into a stylish permanent residence, a beautiful holiday home or an attractive rental investment, this is a property that offers the space and foundations to create something truly special in one of Calahonda's most convenient locations.

Расположение

- ✓✓ Город
- ✓✓ Рядом с гольф-полем
- ✓✓ Рядом с магазинами
- ✓✓ Рядом с морем
- ✓✓ Рядом с городом
- ✓✓ Близко к школам
- ✓✓ Рядом с лесом

Особенности

- ✓✓ Крытая терраса
- ✓✓ Встроенные шкафы
- ✓✓ Рядом с транспортом
- ✓✓ Приватная терраса
- ✓✓ WiFi
- ✓✓ Кладовка
- ✓✓ Подсобное помещение
- ✓✓ Ванная комната
- ✓✓ Мраморные полы
- ✓✓ Барбекю
- ✓✓ Двойные стеклопакеты
- ✓✓ Оптическое волокно

Коммунальные услуги

- ✓✓ Электричество
- ✓✓ Питьевая вода
- ✓✓ Телефон

ОРИЕНТАЦИЯ

- ✓✓ Юг
- ✓✓ Юго-запад
- ✓✓ Запад

Мебель

- ✓✓ Полностью меблированный
- ✓✓ По желанию

Категория

- ✓✓ Дома для отдыха
- ✓✓ Инвестиции
- ✓✓ Перепродажа

Состояние

- ✓✓ Хорошее
- ✓✓ Нужен ремонт

Кухня

- ✓✓ Полностью оборудованная

бассейн

- ✓✓ Общий
- ✓✓ Место для бассейна

Сад

- ✓✓ Общественный
- ✓✓ Приватный
- ✓✓ Ландшафтный дизайн

Климат-контроль

- ✓✓ Кондиционер
- ✓✓ Кондиционер холодного воздуха
- ✓✓ Кондиционер горячего воздуха
- ✓✓ Камин

меры безопасности

- ✓✓ Огражденный комплекс
- ✓✓ Сигнализация
- ✓✓ Охрана 24 часа
- ✓✓ Сейф

ВИД

- ✓✓ Море
- ✓✓ Горы
- ✓✓ Сельская местность
- ✓✓ Панорамный
- ✓✓ Сад

Парковка

- ✓✓ Гараж
- ✓✓ Более чем один
- ✓✓ Приватная