

**Sales - Apartment - Calahonda**  
**268.000€**



**Ref.-ID: MIBGR4793815**

**Calahonda**

**Apartment**

**Community: 1,860 EUR / year**

**IBI: 696 EUR / year**

**Rubbish: 78 EUR / year**



**2**



**2**



**95 m2**

Prime Location! This spacious apartment is nestled in the Urbanization of Calahonda Park, located in the lower part of Calahonda, within easy walking distance to the beach and all amenities. Enjoying an abundance of natural light, this delightful apartment features an east-facing terrace, perfect for soaking up the morning sun. The property comprises a large 30m2 lounge and two generously sized double bedrooms, both boasting ample fitted wardrobes. The master bedroom benefits from an en suite bathroom and offers access to a covered terrace facing southeast. The well-appointed kitchen is generously sized and partially open-plan, seamlessly connected to the spacious and luminous living-dining area, which also grants direct access to the terrace. From the terrace, you can overlook the beautifully landscaped gardens of the urbanization. Residents of the complex have access to two swimming pool areas and a communal gated parking area, providing both convenience and security. This is an excellent opportunity to acquire a spacious flat, which can be perfectly transformed into a 3 bedroom flat by converting the kitchen into a third bedroom and making an open plan kitchen integrated to the living room. Ideally located close to the beach, amenities, bus stops, and everything you may need within easy reach. The development has a First Occupation Licence (LPO) and holidays rentals are permitted by the community.

**Setting**

- ✓ Beachside
- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

**Features**

- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Satellite TV
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Double Glazing

**Utilities**

- ✓ Drinkable Water
- ✓ Telephone

**Orientation**

- ✓ South East

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Beachfront
- ✓ Resale

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Pre Installed A/C

**Security**

- ✓ Gated Complex

**Views**

- ✓ Garden

**Parking**

- ✓ Communal