

**Sales - Apartment - Calahonda**  
**225.000€**



**Ref.-ID: MIBGR4856191**

**Calahonda**

**Apartment**

**Community: 864 EUR / year**

**IBI: 519 EUR / year**

**Rubbish: 81 EUR / year**



**1**



**1**



**106 m2**

Unique Opportunity in Calahonda! We present to you this magnificent large one-bedroom apartment located in a beautiful private urbanization, ideal for enjoying tranquility and the luxury of having all comforts at your fingertips. Apartment Features: Entrance: Welcoming hall that greets you into a cozy home. Bedroom: Spacious bedroom with built-in closet, perfect for storage. Bathroom: Spacious bathroom with two sinks and a shower area, designed for your comfort. Kitchen: Modern kitchen open to the living room, perfect for enjoying culinary and social moments. Living Room: Bright living room with direct access to the terrace, ideal for pleasant evenings. Terrace: Impressive glazed terrace with Lumon, offering a perfect space for relaxation. Amenities: Centralized air conditioning (hot and cold) throughout all rooms. Aluminum windows with double glazing, ensuring excellent insulation. Underground parking space and adjacent storage room for added convenience. Urbanization: Enjoy 4 communal swimming pools surrounded by gardens, perfect for family entertainment. The urbanization is quiet, private, and has security cameras and 24-hour surveillance. Annual IBI: €519 | Annual Garbage: €81 Surroundings: Located in Calahonda, just past the highway, the apartment offers views of the building across the street and, if you peek from the side, you can admire the beauty of the mountain. Although it is a ground floor, its height gives a first-floor feel, especially from the terrace. Sales Conditions: The TV is not included in the sale, but the kitchen will remain as it is. The furniture in the rest of the home is negotiable. Don't miss this opportunity to live in an exceptional place! Contact us for more information or to schedule a visit. Your new home is waiting for you!

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| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Sea</li> <li>✓ Close To Town</li> <li>✓ Close To Schools</li> <li>✓ Urbanisation</li> </ul>   | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ South</li> </ul>  | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Refurbished</li> </ul> | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> <li>✓ Children`s Pool</li> </ul> | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</li> <li>✓ Hot A/C</li> <li>✓ Cold A/C</li> </ul>   | <p><b>Views</b></p> <ul style="list-style-type: none"> <li>✓ Garden</li> </ul>                            |
| <p><b>Features</b></p> <ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Lift</li> <li>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Access for people with reduced mobility</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Fiber Optic</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Not Furnished</li> </ul>  | <p><b>Kitchen</b></p> <ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>                                | <p><b>Garden</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>                          | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ 24 Hour Security</li> </ul> | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Communal</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Telephone</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Investment</li> <li>✓ Resale</li> </ul> |   |  |   |   |