

**Sales - House - Calahonda**  
**849.000€**

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**Ref.-ID: MIBGR4776466**

**Calahonda**

**House**

**Community: 3,300 EUR / year IBI: 1,005 EUR / year**

**Rubbish: 135 EUR / year**



**3**



**2**



**188 m2**



**90 m2**

Discover your dream home in this highly coveted urbanization built in 2019, this newly constructed corner townhouse offers an exceptional fusion of modern design, luxury, and convenience. Priced at €849,000, this property boasts 3 bedrooms, 2 bathrooms, and a guest toilet on the ground floor, spanning 188 m<sup>2</sup> of beautifully designed interiors complemented by an additional 166 m<sup>2</sup> of exterior spaces, totaling 354 m<sup>2</sup> of elegant living space. As you enter, you are greeted by an inviting entrance hall with a convenient guest toilet. The open and renovated kitchen is equipped with top-of-the-line Siemens appliances and showcases elegant marble floors, catering perfectly to gourmet chefs. The bright and airy living and dining room features two terrace doors opening onto the garden, enhanced by an electrical fireplace that sets a cozy ambiance for relaxing evenings. Outside, the spacious garden includes a 59 m<sup>2</sup> open area and a 40 m<sup>2</sup> closed area, ideal for outdoor dining and entertaining, while the front porch offers 2 m<sup>2</sup> of tranquil space for enjoying the morning sunlight. Descend to the basement where you'll find a cinema room with an electrical fireplace, a gym, an additional storage room, and a practical laundry room. Direct garage access to the basement provides a convenient hall for storing shoes, bags, and more, complemented by 2 dedicated parking spaces for added convenience. The main floor features two generously sized bedrooms sharing a modern bathroom. The luxurious master bedroom boasts an ensuite bathroom and a private terrace of 10 m<sup>2</sup>. From here, step out onto the 55 m<sup>2</sup> solarium with breathtaking sea views, perfect for sunbathing and relaxation. Located just a leisurely 15-minute walk from the beach, and a mere 1-minute stroll to the Commercial Centre 'Centro Commercial Los Olivos,' offering amenities such as a Carrefour supermarket, restaurants, a groomer, and a beauty salon. Malaga Airport is conveniently a 20-minute drive away, with easy access to the highway in just 3 minutes. This townhouse is ideal as a family home or holiday retreat, blending luxury, comfort, and prime location. Don't miss out on the opportunity to make this stunning property yours!

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|---|--|--|--|--|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Shops</li> <li>✓ Close To Sea</li> </ul>  | <p><b>Orientation</b></p> <ul style="list-style-type: none"> <li>✓ West</li> </ul>   | <p><b>Condition</b></p> <ul style="list-style-type: none"> <li>✓ Excellent</li> </ul>  | <p><b>Pool</b></p> <ul style="list-style-type: none"> <li>✓ Communal</li> </ul>  | <p><b>Climate Control</b></p> <ul style="list-style-type: none"> <li>✓ Air Conditioning</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>✓ Fitted Wardrobes</li> <li>✓ Near Transport</li> <li>✓ Private Terrace</li> <li>✓ Gym</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Marble Flooring</li> <li>✓ Double Glazing</li> <li>✓ Basement</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Optional</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>✓ Private</li> </ul> | <p><b>Security</b></p> <ul style="list-style-type: none"> <li>✓ Gated Complex</li> </ul>           | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ More Than One</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> </ul>   | <p><b>Category</b></p> <ul style="list-style-type: none"> <li>✓ Holiday Homes</li> <li>✓ Luxury</li> <li>✓ Resale</li> </ul> |  |  |  |  |