

**Sales - Apartment - Calahonda**  
**269.000€**

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**Ref.-ID: MIBGR4779769**

**Calahonda**

**Apartment**

**Community: 1,152 EUR / year**

**IBI: 358 EUR / year**

**Rubbish: 77 EUR / year**



**2**



**2**



**152 m2**

Don't miss this OPPORTUNITY ! Very PRIVATE apartment with OPEN SEA VIEWS! Low community fees (96€) A stunning, very large 2b/2b apartment in the Princess Park urbanisation in Calahonda, SOUTH orientation and lovely open sea views! One bedroom has en-suite bathroom with bath; the other bathroom has a shower. There is a lot of storage in the apartment It is a very private apartment, has sound proof walls and marble floors, and has extra heating elements, although also hot/cold A/C system. The south facing terrace has glass curtains so you can enjoy winter and summer! The kitchen has a special gas cooker but if you don't want to cook, there are restaurants nearby, walking distance, such as Miel y Nata and La Familia. And also Millenium is nearby if you want to have a nice evening out and have some drinks and live music. Siesta Golf (9holes with a lovely restaurant) is just round the corner, just as is Club del Sol where you can play tennis or padel or go to the gym. The urbanisation has 3 pools, one of which is a salt water pool and the apartment comes with a garage and an extra storage. As the apartment is sold fully furnished, you can move in directly! Easy access to the AP7 tollway, but no noise whatsoever! Very peaceful! Owners live in the property, so 24h notice for viewings. LPO and short term rental is allowed, for those who are looking for an investment opportunity! Middle Floor Apartment, Calahonda, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 152 m<sup>2</sup>, Terrace 15 m<sup>2</sup>. Setting : Close To Golf, Close To Port, Close To Sea, Close To Town, Close To Schools, Urbanisation. Orientation : South. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Mountain, Panoramic. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Storage Room, Ensuite Bathroom, Marble Flooring. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex. Parking : Underground, Garage, Private. Utilities : Electricity, Drinkable Water.

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|--|---|--|--|---|--|
| <p><b>Setting</b></p> <ul style="list-style-type: none"> <li>✓ Close To Golf</li> <li>✓ Close To Port</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> </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>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Panoramic</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>✓ Storage Room</li> <li>✓ Ensuite Bathroom</li> <li>✓ Marble Flooring</li> </ul> | <p><b>Furniture</b></p> <ul style="list-style-type: none"> <li>✓ Fully 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> </ul>  | <p><b>Parking</b></p> <ul style="list-style-type: none"> <li>✓ Underground</li> <li>✓ Garage</li> <li>✓ Private</li> </ul> |
| <p><b>Utilities</b></p> <ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>   |   |  |  |   |  |