

**Ref.-ID: MIBGR4771195**

**Calanova Golf**

**Apartment**



**3**



**2**



**108 m2**

Welcome to a brand new frontline golf apartment, sitting on a picturesque hill, this remarkable property offers a captivating view of the golf course and the majestic mountains of the Sierra de Mijas beyond it. Surrounded by lush green fairways and only moments away from the sun-kissed beaches, this prime location seamlessly blends natural beauty with urban convenience. Featuring a spacious terrace linked to both the open plan living room and kitchen and the master bedroom the large windows allow the azure Andalucian sky to enter your home and bathe it in natural light. Indulge in the harmonious balance of indoor and outdoor living, as the sprawling garden areas and communal pool provide an oasis of tranquility and relaxation. This apartment also offers the convenience of an underground parking space and storage room as well as fitted wardrobes in every one of its three bedrooms. The kitchen is fully fitted with all Bosch appliances (fridge freezer, washing machine, dishwasher, extractor, oven, induction hot plate and extractor) and cooling and heating is provided by the eco and wallet friendly air source heat pump. This stunning apartment is in a brand new and unused condition with spot lights and bathrooms fully fitted, it just needs your personal touch of light fittings and furniture! Experience refined living in this prestigious frontline golf residential complex, where modern elegance, breathtaking surroundings, and an array of exceptional amenities seamlessly blend to create a truly remarkable home.

**Setting**

- ✓ Frontline Golf
- ✓ Close To Golf
- ✓ Urbanisation

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Kitchen**

- ✓ Fully Fitted

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ North East

**Views**

- ✓ Mountain
- ✓ Golf
- ✓ Country
- ✓ Panoramic

**Garden**

- ✓ Communal

**Category**

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Contemporary

**Condition**

- ✓ Excellent
- ✓ New Construction

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fiber Optic

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Pool**

- ✓ Communal

**Furniture**

- ✓ Not Furnished

**Parking**

- ✓ Underground
- ✓ Private





















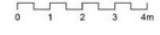






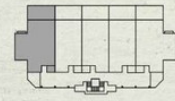






**SUPERFICIES**

|  |                            |
|--|----------------------------|
| Superficie útil vivienda               | 82,1 m <sup>2</sup>        |
| Superficie útil de terraza             | 19,1 m <sup>2</sup>        |
| <b>Superficie útil total vivienda</b>  | <b>101,2 m<sup>2</sup></b> |
| <b>Superficie construida total CCC</b> | <b>120,9 m<sup>2</sup></b> |
| Superficie exterior privada            | 21,6 m <sup>2</sup>        |
| Superficie útil Decreto 218/2005       | 90,3 m <sup>2</sup>        |
| Superficie construida Decreto 218/2005 | 108,3 m <sup>2</sup>       |



Ed. 3 (abril 2023)

v.01.01