

**Sales - House - Calahonda**

**315.000€**



**Ref.-ID: MIBGR5297590**

**Calahonda**

**Community: 3,480 EUR / year   IBI: 266 EUR / year**

**Rubbish: 134 EUR / year**



**2**



**1.5**



**73 m<sup>2</sup>**



**103 m<sup>2</sup>**

**House**

This typical Andalusian townhouse offers a comfortable and welcoming layout with 2 bedrooms, 1 bathroom plus a separate guest toilet, a bright living room with fireplace, and an open-plan kitchen. There is central heating (gas) and airco in living and bedrooms. Both bedrooms feature built-in wardrobes and their own washbasin, a practical and traditional detail. From the private terrace you can enjoy open views over the communal garden with mature trees, providing a peaceful and green setting. The property is part of a well-established residential complex built in 1975 by a Dutch construction company. While some original Dutch owners remain, the community today is a pleasant mix of international residents. The complex is gated, child-friendly, and offers a communal swimming pool and shared parking, making it ideal for both permanent living and holidays. Situated in the popular area of Calahonda, the property enjoys a highly convenient location. Within walking distance you will find a variety of restaurants, cafés, a children's playground, and a wooded area ideal for dog walking. Sports enthusiasts will appreciate the nearby tennis and paddle tennis club, as well as a gym. The beautiful sandy beaches of Calahonda, with numerous beach bars (chiringuitos) catering to all tastes, are just a short drive away. Calahonda is strategically located between Fuengirola and Marbella, both offering extensive shopping centres, vibrant high streets, and a wide range of leisure facilities. The area has excellent road connections via the A-7 and AP-7, and Málaga International Airport is approximately 30 minutes away, making this an easily accessible destination for international travel. An ideal property as a holiday home, permanent residence, or investment, combining Andalusian charm with a prime Costa del Sol location.

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Climate Control</b>	<b>Views</b>
✓ Close To Shops	✓ South East	✓ Good	✓ Communal	✓ Air Conditioning	✓ Garden
✓ Close To Sea	✓ South			✓ Central Heating	
✓ Urbanisation				✓ Fireplace	
<b>Features</b>	<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Parking</b>	<b>Utilities</b>
✓ Fitted Wardrobes	✓ Fully Furnished	✓ Fully Fitted	✓ Communal	✓ Street	✓ Electricity
✓ Near Transport				✓ Communal	✓ Drinkable Water
✓ Private Terrace					✓ Gas
✓ WiFi					
✓ Marble Flooring					
✓ Near Church					
<b>Category</b>					
✓ Resale					