



**Sales - House - Calahonda**  
**528.000€**

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**Ref.-ID: MIBGR5170756**

**Calahonda**

**Community: 3,600 EUR / year**

**IBI: 839 EUR / year**

**Rubbish: 134 EUR / year**



**5**



**4**



**145 m<sup>2</sup>**

**House**

**Large Semi-Detached Villa in Calahonda – Doña Teresa Urbanisation Investment Opportunity:** This villa is sold with long-term tenants. The lease runs until February 2028, with a monthly rent of €2,575. The current tenants are excellent payers, ensuring a secure and stable return from day one. Located in the exclusive and peaceful Doña Teresa urbanisation, surrounded by golf courses and just minutes from all amenities, this fantastic semi-detached villa has everything you need to enjoy with family or as a safe investment. The property offers 5 bedrooms distributed across several levels: Ground floor: modern fully fitted kitchen open to the living-dining room, with access to a covered terrace and the communal garden, plus a guest toilet. First floor: 2 spacious and bright bedrooms, plus a master bedroom with en-suite bathroom and large walk-in wardrobe, along with a renovated bathroom. Attic: cosy and bright, with 2 additional bedrooms and a bathroom. The house enjoys sea views from the upper floor and mountain views from the other side, creating a unique setting between nature and the sea. The community offers a communal swimming pool and beautiful landscaped gardens overlooking the golf course and the mountains. Prime Location: Next to Cabopino Golf Close to Cabopino Marina and its beaches Near the lively Avenida de España, with restaurants, shops and services. A spacious, bright and unique property in a very quiet area, yet close to everything. Call us to arrange a viewing – you'll love it!

<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>	<b>Views</b>	<b>Features</b>
<ul style="list-style-type: none"> <li>✓ Frontline Golf</li> <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>✓ Close To Forest</li> <li>✓ Urbanisation</li> </ul>	<ul style="list-style-type: none"> <li>✓ South West</li> </ul>	<ul style="list-style-type: none"> <li>✓ Excellent</li> <li>✓ Recently Renovated</li> <li>✓ Recently Refurbished</li> </ul>	<ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<ul style="list-style-type: none"> <li>✓ Sea</li> <li>✓ Mountain</li> <li>✓ Golf</li> <li>✓ Panoramic</li> <li>✓ Garden</li> <li>✓ Street</li> </ul>	<ul style="list-style-type: none"> <li>✓ Covered Terrace</li> <li>✓ Fitted Wardrobes</li> <li>✓ Private Terrace</li> <li>✓ WiFi</li> <li>✓ Storage Room</li> <li>✓ Utility Room</li> <li>✓ Marble Flooring</li> </ul>
<b>Furniture</b>	<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
<ul style="list-style-type: none"> <li>✓ Fully Furnished</li> </ul>	<ul style="list-style-type: none"> <li>✓ Fully Fitted</li> </ul>	<ul style="list-style-type: none"> <li>✓ Communal</li> </ul>	<ul style="list-style-type: none"> <li>✓ Gated Complex</li> <li>✓ Entry Phone</li> <li>✓ Alarm System</li> </ul>	<ul style="list-style-type: none"> <li>✓ Street</li> <li>✓ Communal</li> <li>✓ Private</li> </ul>	<ul style="list-style-type: none"> <li>✓ Electricity</li> <li>✓ Drinkable Water</li> </ul>
<b>Category</b>					
<ul style="list-style-type: none"> <li>✓ Golf</li> <li>✓ Holiday Homes</li> <li>✓ Resale</li> </ul>					