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Sales - House - Calahonda

1.100.000€

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Ref.-ID: MIBGR5300845 **Calahonda** **House**

Community: 1,800 EUR / year **IBI: 1,174 EUR / year** **Rubbish: 149 EUR / year** **3** **2** **260 m2** **800 m2**

Discover the perfect blend of privacy, charm and location with this delightful detached villa in the heart of Lower Calahonda—just a short stroll from the beach, restaurants, shops and all essential amenities. Nestled within an exclusive community of only 21 detached villas, this sought-after home enjoys beautifully landscaped gardens, a large communal swimming pool and a peaceful residential setting. Set on a generous plot, the mature private garden offers plenty of space to create your own swimming pool, making it easy to enjoy the Costa del Sol's outdoor lifestyle all year round. Inside, the villa is bright, welcoming and full of character. The ground floor features a spacious open-plan living and dining area with a cosy fireplace, opening onto a sunny terrace overlooking the garden. This level also offers two bedrooms, a modern bathroom and an inviting entrance hall. Upstairs, the impressive master suite provides a peaceful retreat with its own sitting area, bathroom and private terrace—perfect for relaxing in the sun. A valuable bonus is the additional rooms beside the garage, offering excellent potential to create a guest apartment, home office, gym or extra accommodation to suit your needs. Whether you're searching for a permanent home, a luxury holiday escape or a high-potential investment, this villa is a rare opportunity in one of the Costa del Sol's most desirable beachside locations. Properties in Lower Calahonda within walking distance of the beach are always in high demand—don't miss your chance to view this exceptional home. Contact us today to arrange your private viewing. The advertised price excludes applicable taxes (ITP, generally 7% in Andalusia, or VAT and other applicable taxes, depending on the property and transaction), notary and Land Registry fees, and legal fees. Please contact us for a breakdown of the estimated costs applicable to the property.

Setting
- ✔ Close To Shops
- ✔ Close To Sea

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool

Climate Control
- ✔ Air Conditioning

Views
- ✔ Garden Views

Features
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Ensuite Bathroom
- ✔ Double Glazing
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Garden
- ✔ Private Garden

Security
- ✔ Gated Complex
- ✔ 24 Hour Security

Parking
- ✔ Private Parking

Utilities
- ✔ Drinkable Water