



**Ref.-ID: MIBGR5306494**

**Calahonda**

**Apartment**

**Community: 2,136 EUR / year**

**IBI: 503 EUR / year**

**Rubbish: 78 EUR / year**



**2**



**2**



**105 m2**

Located in the well established and sought-after area of Calahonda (Bonita Hills), this bright and well-distributed apartment offers comfort, privacy, and generous outdoor space. The property features two bedrooms and two bathrooms, making it ideal as a permanent residence, holiday home, or long-term investment. It boasts two spacious terraces with a total of 58 m<sup>2</sup>, offering both sun and shade throughout the day thanks to its south-facing orientation. The closed and spacious kitchen comes with an attached laundry room, which also provides direct access to one of the terraces. This terrace enjoys shade for most of the day - perfect for outdoor dining during the warm summer months. The apartment is located on the third floor (exterior), but access requires taking 8 steps down to reach the property. The property includes a private parking space, adding extra convenience. Please note that the property does not have a tourist license, and the community regulations do not allow rentals shorter than 30 days.

**Setting**

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Fiber Optic

**Utilities**

- ✓ Electricity

**Orientation**

- ✓ South

**Furniture**

- ✓ Optional

**Category**

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale

**Condition**

- ✓ Good

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal

**Garden**

- ✓ Communal
- ✓ Landscaped

**Climate Control**

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

**Security**

- ✓ Gated Complex
- ✓ Entry Phone

**Views**

- ✓ Sea
- ✓ Urban

**Parking**

- ✓ Underground
- ✓ Private