



Sales - Apartment - Calahonda
349.500€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es



Ref.-ID: MIBGR5323066

Calahonda

Apartment

Community: 1,704 EUR / year

IBI: 386 EUR / year

Rubbish: 78 EUR / year



2



2



104 m2

*****REDUCED APRIL 2026***** This inviting first-floor apartment in the sought-after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en-suite bathroom, built-in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa — an ideal spot for outdoor dining or unwinding in the sun. Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year. El Porton is a secure, gated community with communal off-street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five-minute drive from local shops and seven minutes from the coast. Whether you're looking for a permanent residence, a lock-up-and-leave second home or a property with rental potential, this apartment is an excellent option. The community currently allows new tourist licence applications, adding further appeal for investment-minded buyers. Contact us to arrange a viewing. * Build Size 104 m² * Communal Pool * Mains Water * Mains Electric * Telephone Possible * Internet Possible * Furniture Negotiable * Air Conditioning * Disabled Friendly * Private Terrace * Communal parking * 7 minutes drive to the beach * 5 minutes drive to the shops * Communal fees: €142,00 per month * IBI property tax: €386,00 per annum * Refuse fees: €78,00 per annum * Lift

- | | | | | | |
|--|------------------------------------|----------------------------------|-----------------------------|--|---|
| Setting
✓ Urbanisation | Orientation
✓ South West | Condition
✓ Excellent | Pool
✓ Communal | Climate Control
✓ Air Conditioning | Views
✓ Sea
✓ Garden
✓ Pool |
| Features
✓ Lift
✓ Fitted Wardrobes
✓ Near Transport
✓ Private Terrace
✓ Utility Room
✓ Ensuite Bathroom
✓ Access for people with reduced mobility
✓ Double Glazing
✓ Fiber Optic | Furniture
✓ Optional | Kitchen
✓ Fully Fitted | Garden
✓ Communal | Security
✓ Gated Complex
✓ Alarm System | Parking
✓ Communal |