

**Sales - House - Calahonda**  
**1.150.000€**

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**Ref.-ID: MIBGR5429458**

**Calahonda**

**House**

**Community: 324 EUR / year**

**IBI: 900 EUR / year**



**3**



**2**



**155 m2**



**693 m2**

Unique Opportunity to Purchase a Charming Villa in a Prime Location in Calahonda, Mijas Costa Situated in one of the most sought-after areas of Calahonda, Mijas Costa, this charming villa offers the perfect combination of convenience, privacy, and investment potential. Ideally located just a short walk from the beach, restaurants, shops, and all local amenities, while enjoying a peaceful and established residential setting. Calahonda also benefits from 24 hour security. The property features three bedrooms, two bathrooms, a private garage, a rooftop solarium with partial sea views, and a private swimming pool, making it an ideal permanent residence, holiday home, or investment property. The villa is distributed as follows: On the main floor, you will find a bright and spacious open-plan living and dining area with a fully equipped kitchen, offering direct access to the sunny terrace and private pool area. This level also comprises two bedrooms, a family bathroom, and a separate laundry room. The upper floor is dedicated to the generous master suite, which features fitted wardrobes, an en-suite bathroom, and access to a private terrace. From here, stairs lead to the private rooftop solarium, where you can enjoy partial sea views and sunshine throughout the day. The property also benefits from a private garage for one vehicle. An additional advantage is that the villa holds a valid tourist licence and is currently operating successfully as a holiday rental, providing an excellent opportunity for both lifestyle buyers and investors seeking immediate rental income. Early viewing is highly recommended.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Town</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul> | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li></ul> | <b>Features</b> <ul style="list-style-type: none"><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Storage Room</li></ul> | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Private</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ 24 Hour Security</li></ul> |
| <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Private</li></ul>                                                          |                                                                       |                                                                                           |                                                                                                                                                              |                                                                         |                                                                                    |