

Sales - House - Calahonda
1.350.000€

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



Ref.-ID: MIBGR5440537

Calahonda

House

Community: 540 EUR / year

IBI: 1,794 EUR / year

Rubbish: 143 EUR / year



5



4



396 m2



1046 m2

****Prime Location – Exceptional Potential**** A rare opportunity to acquire a substantial villa on one of Calahonda's most prestigious and sought-after streets. Offering generous living accommodation, an excellent layout, and outstanding potential, this property is ideal for buyers looking to modernise and create a truly exceptional family home or investment property. The ground floor comprises a welcoming entrance hall, a fully fitted kitchen with a separate utility room, two double bedrooms, a family bathroom, and a spacious lounge and dining area opening onto a large covered terrace, perfect for enjoying the outdoor lifestyle. A separate TV room provides an additional comfortable living space. Upstairs, the generous master bedroom features a walk-in wardrobe, en-suite bathroom, and a private office or reading room. There are also two further double bedrooms, each benefiting from an en-suite shower room, while a mezzanine level offers flexible space that could be adapted as an additional office, hobby room, or storage area. The lower level adds to the villa's versatility with a large games room complete with a built-in bar, a guest WC, a garage, and a spacious storage room. Outside, the private swimming pool is surrounded by mature gardens, with a dedicated barbecue area providing an ideal setting for entertaining family and friends. While the property would benefit from modernisation, it offers enormous scope to add value and transform it into a stunning residence in one of the best locations on the Costa del Sol. Adding to its appeal, the villa already holds a tourist licence and has a proven track record of successful holiday rentals, making it an excellent opportunity for investors seeking immediate rental income while planning future improvements. Conveniently located within just a few minutes' walk of restaurants, bars, and one of the coast's largest sports and wellness clubs, this is a property that combines an unbeatable location with outstanding potential.

Setting ✓ Town ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Marina	Orientation ✓ South East ✓ South ✓ South West	Condition ✓ Good	Pool ✓ Private	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	Views ✓ Garden ✓ Pool
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Games Room ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Marble Flooring ✓ Barbeque ✓ Fiber Optic	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Private	Security ✓ Gated Complex ✓ Alarm System	Parking ✓ Underground ✓ Garage ✓ Covered ✓ Private
Utilities ✓ Electricity	Category ✓ Holiday Homes ✓ Investment ✓ Resale				