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**Sales - Apartment - Calanova Golf**

**369.000€**

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**Ref.-ID: MIBGR5482699** | **Calanova Golf** | **Apartment**

**Community: 1,716 EUR / year** | **IBI: 427 EUR / year** | **Rubbish: 77 EUR / year**

**2** | **2** | **92 m2**

Exceptional Value 2-Bedroom Apartment with Panoramic Golf & Sea Views – Calanova Sea Golf, La Cala de Mijas Very well-presented 2-bedroom, 2-bathroom apartment for sale in Calanova Sea Golf, La Cala de Mijas, offering breathtaking panoramic views across the golf course and the Mediterranean Sea. Located in Block Nº6, widely regarded as the best block within the development, this south-facing property enjoys one of the most desirable orientations and views in the entire complex. From the moment you enter, the outstanding position becomes immediately apparent. The apartment looks directly across the beautifully landscaped Calanova golf course towards the Mediterranean, creating a spectacular open panorama that is unlikely ever to be obstructed. These are views that truly set this property apart. The apartment is very well maintained and offers a comfortable layout with two bedrooms and two bathrooms, together with a bright living and dining area opening onto a generous south-facing terrace. The terrace has been fitted with high-quality glass curtains, allowing it to be enjoyed as an extension of the living space throughout the cooler winter months while retaining the option of opening it completely during the warmer seasons. This creates a versatile additional living area that can be enjoyed throughout the year. The property is equipped with a comprehensive range of extras, including electric security shutters on all windows, hot and cold air conditioning throughout, large fitted wardrobes and a fully fitted kitchen. The sale also includes a private underground parking space and a separate storage room, adding considerable convenience and value. Short-Term Holiday Rental Approval: At the latest owners' AGM, this apartment was approved to operate as a holiday rental, following the required vote under the LPH. This provides an attractive additional option for owners considering the property as an investment or wishing to combine personal use with holiday rentals, subject to the applicable legal and licensing requirements. Calanova Sea Golf – La Cala de Mijas: The location is particularly attractive for golf enthusiasts, with the Calanova Golf Clubhouse within walking distance, offering a superb terrace bar and restaurant as well as an excellent pro shop. Few properties combine such spectacular views with the convenience of having a golf clubhouse so close by. Just less than five minutes by car from La Cala de Mijas, the apartment is ideally positioned for enjoying the area's excellent lifestyle and amenities. La Cala offers a wonderful selection of restaurants, cafés, bars and shops, together with its popular Saturday market. The beautiful coastline and sandy beaches are also only a short drive away, with numerous chiringuitos, many of which remain open throughout the year, making this an excellent location for both permanent living and holidays. Whether you are looking for a golf property in La Cala de Mijas, a holiday home on the Costa del Sol, a permanent residence or an investment, this apartment offers an exceptional combination of location, views, orientation, quality and value. Properties in this position, with these views and now at €369,000, rarely come to the market. A truly special opportunity not to be missed. Beds: 2| Baths: 2 | Living area: 92m² | Terraces: 23m² | Facing: S | Private sunderground Parking space + Storage room | Construction year: 2007 Airport: 30 min drive ● La Cala de Mijas: 5 min drive ● Golf course: Golf front ● Beach: 5 min drive ● Bars and restaurant: At club house & 4 min drive ● Amenities: 4 min drive ● Public Transports: 5 min drive ● Marbella Town: 15 min drive ● Puerto Banus: 20 min drive The property market on the Costa del Sol is extremely dynamic at the moment, and quality homes are selling fast! We recommend that if you find a property you like within your budget, you contact us as soon as possible to avoid missing out. Our team works incessantly to make sure that the description and the sales prices for the properties offered on this website are correct and up to date. Notwithstanding, the information contained in this website is subject to errors and omissions, and the properties themselves subject to price changes, prior sale or withdrawal from market.

**Setting**
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South East Orientation
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Childrens Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Fiber Optic

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden
- ✔ Landscaped Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Safe

**Parking**
- ✔ Underground Parking

**Category**
- ✔ Bargain
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale
- ✔ Contemporary