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Sales - Apartment - Calahonda

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Ref.-ID: MIBGR5527510 **Calahonda** **Apartment**

Community: 1,980 EUR / year **IBI: 405 EUR / year** **Rubbish: 82 EUR / year** **2** **2** **94 m2**

Sun from sunrise to sunset and the Mediterranean in front of you. Fully renovated two-bedroom penthouse in Conjunto La Cornisa, Calahonda, with two terraces totalling 28 m², panoramic sea and valley views and a Bosch kitchen. Sold fully furnished. Well kept community with pool, lush gardens and its own restaurant. Marbella and Fuengirola within fifteen minutes. Few apartments on this stretch of the coast hold the light the way this one does. The penthouse sits on the top level of Conjunto La Cornisa in Calahonda, with an open outlook over the Mediterranean on one side and green valleys and mountains on the other. The sun reaches the main terrace from sunrise to sunset, and the south-facing orientation means it stays usable from early spring through late autumn. The property measures 94 m² in total, with 28 m² of terrace divided between two separate outdoor spaces. Two bedrooms, two bathrooms and a layout that works for permanent living, long winters or regular stays throughout the year. Fully renovated and ready to move into. The apartment has been completely renovated with a considered, contemporary design and is sold fully furnished. The open plan kitchen is fitted with Bosch appliances and connects directly to the living and dining area, keeping the sea view present from almost every point in the home. Central air conditioning provides cooling, heating and ventilation throughout, which keeps the indoor climate comfortable year round without the clutter of individual wall units. Two bedrooms, two very different views. The master bedroom faces the sea and has its own en-suite bathroom. The guest bedroom opens onto a private terrace of its own with views towards the mountains, which makes it genuinely usable as a guest suite or a home office rather than a secondary room. The second bathroom serves the rest of the apartment. Two terraces, two completely different moods. The large south-facing terrace is the heart of the property. It takes sun through the entire day, has space for both dining and lounging, and looks out over open sea and countryside rather than neighbouring buildings. The second, smaller terrace sits off the guest bedroom and faces the mountains, sheltered and quiet, which makes it the natural spot for morning coffee or shade in the middle of the afternoon. Together the two add up to 28 m² of outdoor space, and between them they cover every hour of the day. A quiet, well run community. Conjunto La Cornisa was built in 1988 and is maintained to a high standard, with mature, lush gardens and an attractive pool area. There is a restaurant within the community itself, which is unusual and makes a real difference on days when nobody wants to cook. The community fee is 165 euros per month, billed at 990 euros per half year. Short term letting is not permitted within the community and the property does not hold a tourist licence. For a buyer looking for a holiday rental investment this will not be the right property. For anyone who wants a calm, residential building with stable neighbours and no weekly turnover of suitcases, it is precisely the reason to buy here. Two practical points worth knowing in advance: the apartment is one and a half flights up and the building has no lift, and there is no private parking space, although there is consistently space directly outside. Calahonda and the surrounding area. Calahonda sits on the Mijas coast, midway between Marbella and Fuengirola, with both reachable in around fifteen minutes. Access to the AP-7 and A-7 is immediate, which makes the location unusually practical for anyone moving along the coast regularly. A supermarket, local shops and restaurants are 650 metres away, as is one of the largest dog parks on the coast. Oxygen gym, with its restaurant and padel courts, is roughly one kilometre away, as are La Siesta Golf and the tennis courts at Club del Sol. The beach is two kilometres away, with Cabopino marina and the old village of La Cala de Mijas both a short drive along the coast.

Setting
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Schools
- ✔ Close To Marina
- ✔ Urbanisation

Orientation
- ✔ North East Orientation
- ✔ South East Orientation
- ✔ South Facing
- ✔ South West Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated

Pool
- ✔ Communal Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ Fireplace

Views
- ✔ Sea Views
- ✔ Mountain Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ WiFi
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden
- ✔ Easy Maintenance Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity