

## Sales - House - Calahonda

# 315.000€

Calahonda

House

Community: 3,480 EUR / year    IBI: 266 EUR / year

Rubbish: 134 EUR / year



2



1.5



73 m2



103 m2

This typical Andalusian townhouse offers a comfortable and welcoming layout with 2 bedrooms, 1 bathroom plus a separate guest toilet, a bright living room with fireplace, and an open-plan kitchen. There is central heating (gas) and airco in living and bedrooms. Both bedrooms feature built-in wardrobes and their own washbasin, a practical and traditional detail. From the private terrace you can enjoy open views over the communal garden with mature trees, providing a peaceful and green setting. The property is part of a well-established residential complex built in 1975 by a Dutch construction company. While some original Dutch owners remain, the community today is a pleasant mix of international residents. The complex is gated, child-friendly, and offers a communal swimming pool and shared parking, making it ideal for both permanent living and holidays. Situated in the popular area of Calahonda, the property enjoys a highly convenient location. Within walking distance you will find a variety of restaurants, cafés, a children's playground, and a wooded area ideal for dog walking. Sports enthusiasts will appreciate the nearby tennis and paddle tennis club, as well as a gym. The beautiful sandy beaches of Calahonda, with numerous beach bars (chiringuitos) catering to all tastes, are just a short drive away. Calahonda is strategically located between Fuengirola and Marbella, both offering extensive shopping centres, vibrant high streets, and a wide range of leisure facilities. The area has excellent road connections via the A-7 and AP-7, and Málaga International Airport is approximately 30 minutes away, making this an easily accessible destination for international travel. An ideal property as a holiday home, permanent residence, or investment, combining Andalusian charm with a prime Costa del Sol location.

### Setting

- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Fireplace

### Kitchen

- ✓ Fully Fitted

### Category

- ✓ Resale

### Orientation

- ✓ South East
- ✓ South

### Views

- ✓ Garden

### Garden

- ✓ Communal

### Condition

- ✓ Good

### Features

- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Marble Flooring
- ✓ Near Church

### Parking

- ✓ Street
- ✓ Communal

### Pool

- ✓ Communal

### Furniture

- ✓ Fully Furnished

### Utilities

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Gas





















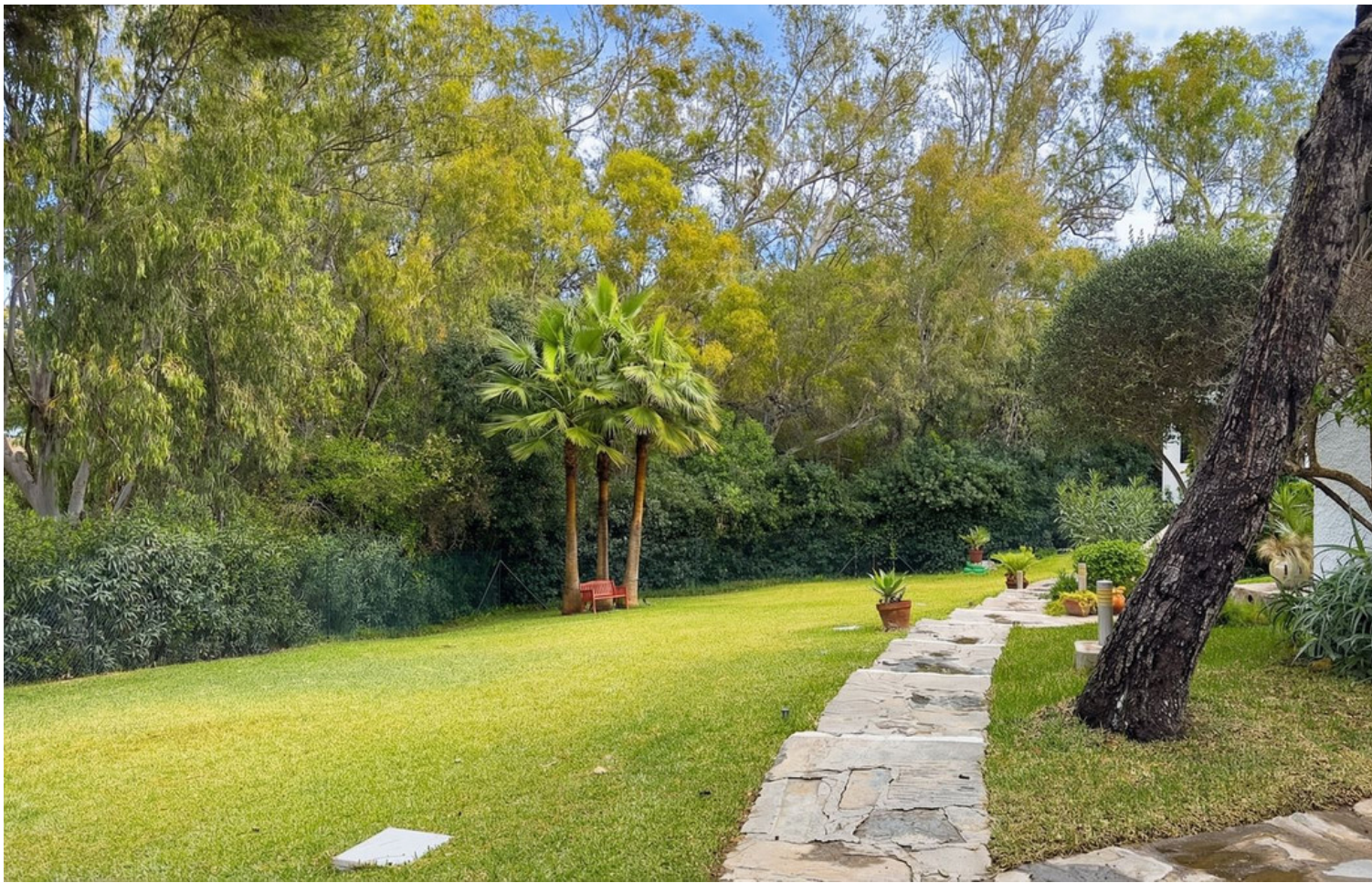
























MAIN FLOOR