

## Sales - House - Calahonda

# 775.000€

Calahonda

House

Community: 3,120 EUR / year

IBI: 1,005 EUR / year



4



3



195 m2



90 m2

Exclusive Semi-Detached House in Calahonda - Mijas Costa Discover this elegant contemporary semi-detached home, located in an exclusive residential area of Calahonda, just minutes from the sea and surrounded by all essential amenities, including shops, schools, and leisure facilities. Built in 2019 and recently renovated, the property offers a perfect balance of style, comfort, and functionality. With a built area of 264 m<sup>2</sup>, it stands out for its spacious layout and excellent natural light, thanks to its south, southeast, and southwest orientation. The home features 4 spacious bedrooms and 3 modern bathrooms, making it ideal for families or as a high-end holiday residence on the Costa del Sol. The main floor welcomes you with a sophisticated open-plan living and dining area, flooded with natural light and seamlessly connected to a generous 69 m<sup>2</sup> terrace and a private 90 m<sup>2</sup> garden—perfect for enjoying the Mediterranean lifestyle all year round. The kitchen has been fully renovated and fitted with high-end appliances. In addition, the basement has been refurbished, offering a versatile space that can be adapted as a gym, office, games room, or entertainment area. Key Features: Built area: 264 m<sup>2</sup> Terrace: 69 m<sup>2</sup> Private garden: 90 m<sup>2</sup> 4 bedrooms | 3 bathrooms Orientation: South, Southeast & Southwest Air conditioning Communal swimming pool Garden views Covered terrace Fully equipped kitchen Excellent condition Ideally located, this property represents a fantastic opportunity as a permanent residence, holiday home, or investment with high rental potential in one of the most sought-after areas of the Costa del Sol. Agency fees are included in the sale price. In accordance with Andalusian Decree 218/2005, notary fees, Land Registry costs, and VAT (if applicable) are not included in the price. Property Transfer Tax (ITP) of 7% will apply, in addition to notary fees (approx. 0.3%-0.5%) and Land Registry fees (approx. 0.1%-0.3%) calculated on the sale price. The information provided is for guidance only, is non-contractual, and may be subject to updates or changes. To confirm details or obtain the latest information, we recommend contacting us.

### Setting

- ✓ Urbanisation

### Climate Control

- ✓ Air Conditioning

### Kitchen

- ✓ Fully Fitted

### Utilities

- ✓ Electricity
- ✓ Drinkable Water

### Orientation

- ✓ West

### Views

- ✓ Garden
- ✓ Urban

### Garden

- ✓ Communal

### Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale
- ✓ Contemporary

### Condition

- ✓ Good

### Features

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room

### Security

- ✓ Gated Complex

### Pool

- ✓ Communal

### Furniture

- ✓ Not Furnished

### Parking

- ✓ Underground
- ✓ Garage



















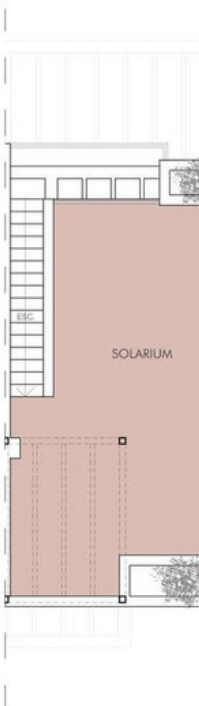
UNDERGROUND



GROUND FLOOR



FIRST FLOOR



TERRACE