

Sales - Apartment - Calahonda

395.000€

Community: 1,812 EUR / year IBI: 390 EUR / year

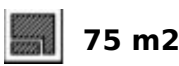
Rubbish: 89 EUR / year



2



2



75 m2

Penthouse with an 80 m² solarium and 180° sea views — Las Buganvillas, Sitio de Calahonda Most apartments on this stretch of coast give you a small balcony. This one gives you an entire floor. The apartment is 74,71 m² built, on the fourth floor with a lift to the door and nobody living above you. You come in to a small hall with the kitchen immediately on your left — white gloss units, stone worktops, induction hob, and an open serving window through to the dining area. Straight ahead the living and dining room runs the width of the property, south-facing, so the light lasts all day. The sleeping wing opens off to the right: two bedrooms, the main one with a sea view, and two bathrooms, one with a bath and twin basins and one with a shower. Air conditioning throughout, tiled floors. Off the living room is a covered terrace of more than 20 m², with a retractable awning, a wall heater and sea views. It works as a second living room, and with the heater it stays usable through the winter. From the right-hand end of that terrace, a private staircase takes you up to the roof. The solarium is approximately 80 m² and it is what this property is really about: sunbeds at the top of the stairs, then a lounge and dining area under a retractable pergola, an outdoor shower, and a full outdoor kitchen with sink and plancha at the far end. The view is an uninterrupted 180° over the Mediterranean, and there is nothing above you and nothing in front of you. Counted properly there is over 100 m² of private outdoor space against 74,71 m² inside — the outside is larger than the inside, which on this coast is the point. An underground parking space and a separate storeroom are included. The community is gated, with a pool and mature gardens, and the beach is roughly five minutes on foot.

Setting

- ✓ Close To Golf
- ✓ Close To Port
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Close To Marina
- ✓ Urbanisation

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Orientation

- ✓ South

Views

- ✓ Sea
- ✓ Mountain
- ✓ Port
- ✓ Panoramic
- ✓ Garden

Garden

- ✓ Communal

Category

- ✓ Holiday Homes
- ✓ Resale

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Solarium
- ✓ WiFi
- ✓ Storage Room
- ✓ Barbeque
- ✓ Double Glazing
- ✓ Near Church
- ✓ Fiber Optic

Security

- ✓ Gated Complex
- ✓ Entry Phone

Pool

- ✓ Communal

Furniture

- ✓ Optional

Parking

- ✓ Underground
- ✓ Private



































ECHELON 30

Ático · Calle Águila Real 10, 4º C · Conjunto Las Buganvillas · Sitio de Calahonda, Mijas Costa

INDICATIVE FLOOR PLAN

74,71 m² Interior · ±20 m² covered terrace · ±80 m² solarium

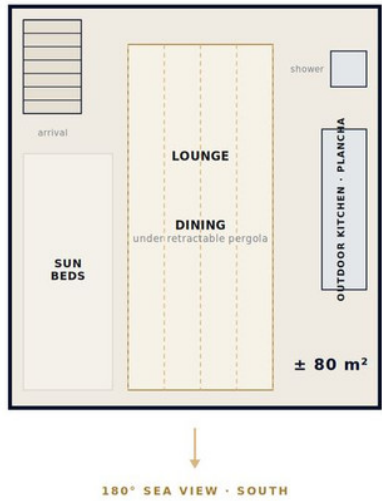
LEVEL 1 — APARTMENT

Fourth floor · lift to the door



LEVEL 2 — PRIVATE SOLARIUM

Roof level · nothing above, nothing in front



AREAS

Interior (superficie construida)
74,71 m²

Covered terrace
± 20 m²

Private solarium
± 80 m²

Total private outdoor space
± 100 m²

Indicative plan for guidance only — not to scale and not a survey.
Room layout and proportions are approximate. Registered surface: 74,71 m² construida.
Energy rating F (245,5 kWh/m²·yr) · Emissions E (46,4 kg CO₂/m²·yr) · Ref. ECHELON 30