Sales - Apartment - Calanova Golf

649.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

Ref.-ID: MIBGR5387128 **Calanova Golf** **Apartment**

Community: 4,860 EUR / year **IBI: 642 EUR / year** **Rubbish: 78 EUR / year**

2 **2** **121 m2**

Modern 2-bedroom corner apartment in exclusive boutique resort with panoramic sea views close to La Cala de Mijas, Costa del Sol PROPERTY HIGHLIGHTS • Secure, fully gated urbanisation • Modern residence with quality finishes • Corner apartment • Contemporary open-plan living with an abundance of natural light through floor-to-ceiling windows • The spacious terrace enjoys spectacular open views over the golf course towards the Mediterranean Sea • Ready to move in * The Location Perfectly positioned within a peaceful and private setting surrounded by nature and golf, while remaining only a short drive from several blue-flag beaches, Marbella, Fuengirola and Málaga-Costa del Sol Airport. The development enjoys an elevated position at walking distance to the Calanova Golf clubhouse and sports facilities, combining tranquillity with convenient access to all amenities. * The Boutique Development This gated boutique resort comprises just 68 apartments and penthouses distributed across four low-rise buildings. Residents enjoy an exceptional range of facilities including: - Infinity saltwater swimming pool - Large chill-out sun deck with beach club atmosphere - Indoor heated pool - Spa with jacuzzi, Turkish bath, sauna and hydrotherapy circuit - Fully equipped gymnasium - Gastrobar with terrace - Golf simulator - Children’s entertainment area - Library * The Apartment - In figures: Built-up area – Gross: 121m2 Living space – Net area: 97m2 Terrace: 27m2 Bedrooms: 2 Bathrooms: 2 2 underground parking spaces 1 storage room of 9m2 - Description: A stunning second-floor corner apartment located in a prestigious development, next to Calanova Golf Club, offering panoramic sea, golf and mountain views together with exceptional resort-style facilities. South to southeast orientation, ideal for enjoying breakfast and lunch in the sun Spacious open-plan living areas Floor-to-ceiling windows Large terrace designed for year-round outdoor living Terrace is fully plumbed and wired to extend outdoor living to the highest standard Fully fitted designer kitchen with Silestone worktops and centre island NEFF appliances Separate utility room with washing machine and dryer Master bedroom with en-suite bathroom and fitted wardrobes 2 Underground parking spaces and 1 storage room - Additional features: Underfloor heating in bathrooms Air conditioning for cooling and heating Entry phone system Fitted wardrobes throughout Short-term rentals are permitted The property is sold unfurnished An exceptional opportunity to acquire a luxurious contemporary apartment in one of the most sought-after developments in the Mijas area.

Setting
- ✔ Close To Golf

Orientation
- ✔ South East Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool

Climate Control
- ✔ Air Conditioning
- ✔ U/F/H Bathrooms

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Panoramic Views

Features
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Double Glazing

Furniture
- ✔ Not Furnished

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Entry Phone

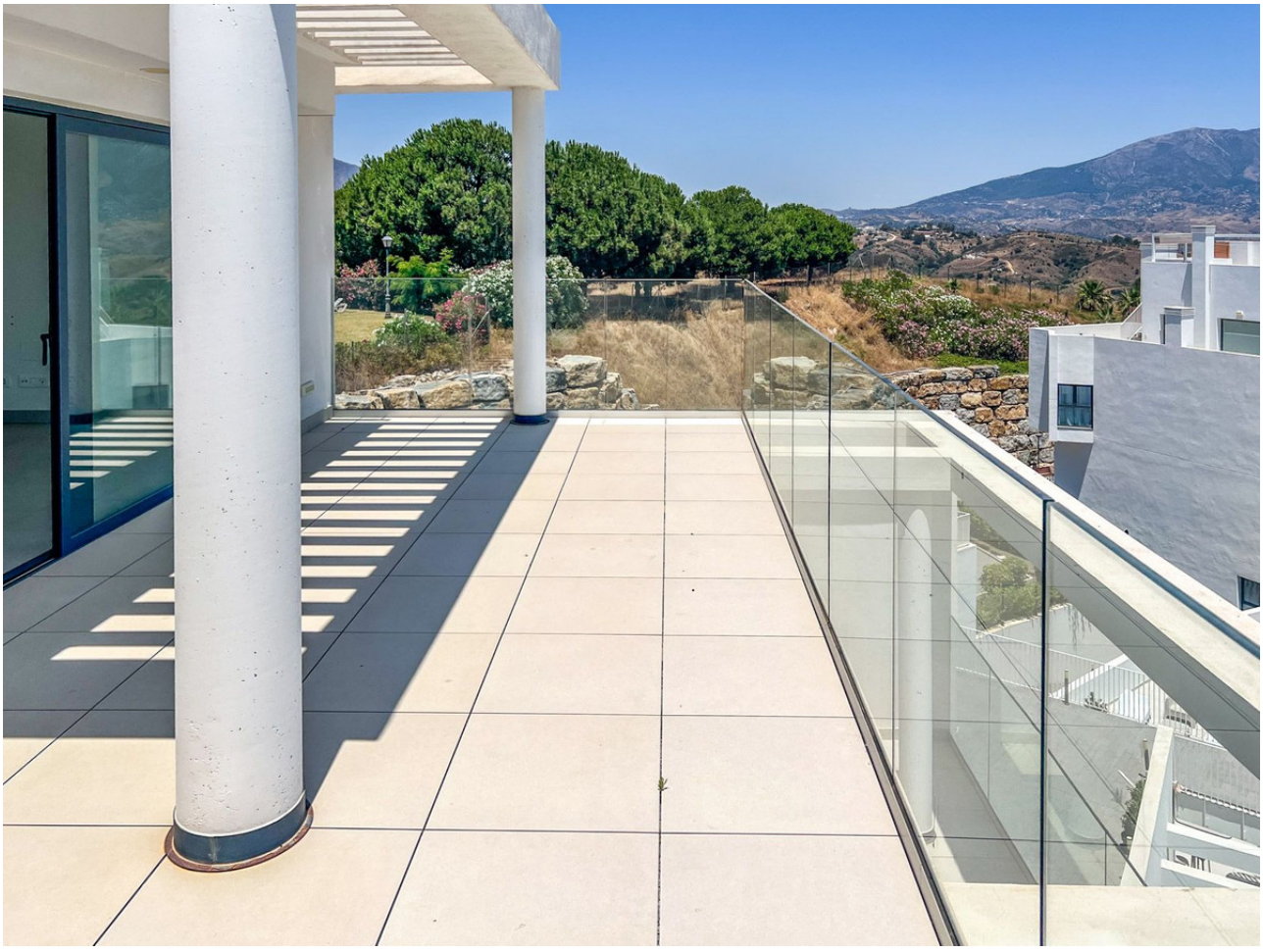
Parking
- ✔ Underground Parking
- ✔ Multiple Parking Spaces

Category
- ✔ Golf
- ✔ Resale
- ✔ Contemporary






















BOSCH



















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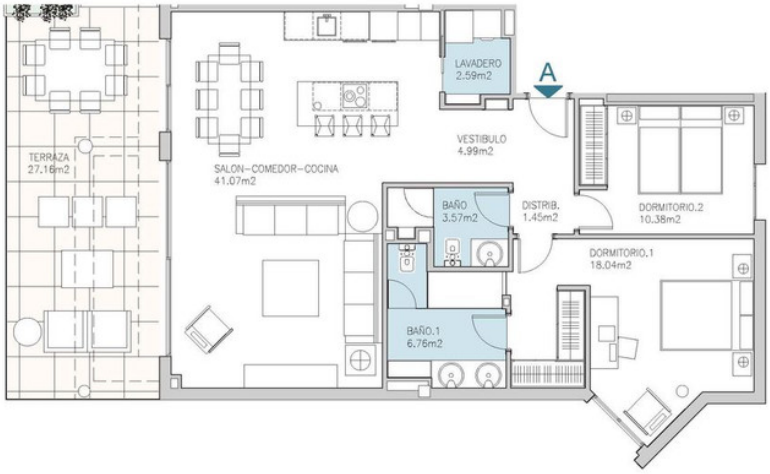
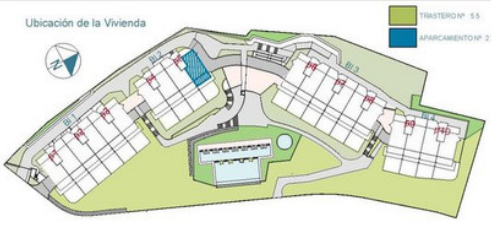
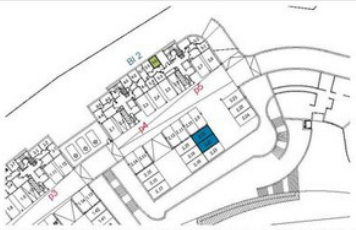


ESCALA GRÁFICA
0 0.5 1 2 3m.

SUPERFICIES	m2
Superficie construida interior + PPZC	121.41
Superficie construida exterior	27.16
Total construida	148.57
DECRETO 218 / 2005	
Superficie útil	97.74
Superficie construida	130.29

Ubicación de la Vivienda





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