**Sales - Apartment - Calahonda**

**284.700€**

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

**Ref.-ID: MIBGR5397766** **Calahonda** **Apartment**

**Community: 672 EUR / year** **IBI: 273 EUR / year** **Rubbish: 82 EUR / year**

 **2**

 **2**

 **80 m2**

100 METRES FROM THE BEACH – SEA VIEW DUPLEX APARTMENT FOR SALE IN CALAHONDA WITH TOURIST LICENCE Discover this unique sea view duplex apartment for sale in Calahonda, ideally located just 100 metres from the beach in one of the most sought-after areas of the Costa del Sol. With a valid tourist licence and proven rental potential, this property presents an excellent investment opportunity as well as a perfect holiday home by the sea. This stylish 2-bedroom, 2-bathroom duplex apartment is distributed over two levels and offers stunning Mediterranean Sea views from its private balcony. Situated just a -minute walk from Calahonda Beach, residents can enjoy easy access to beachfront restaurants, shops, public transport, golf courses, tennis facilities, and all essential amenities. The main floor features a bright and spacious open-plan living area with a modern kitchen, a generous double bedroom, and a recently renovated bathroom. Large windows flood the space with natural light while framing beautiful sea views. On the lower level, you'll find a spacious second bedroom with an en-suite bathroom, a comfortable lounge area, and additional living space ideal for guests, family members, or extended stays. Both bathrooms have been tastefully refurbished, and the property is offered fully furnished, ready to move into or rent out immediately. The building benefits from an LPO (First Occupancy Licence), and the property holds an active tourist licence, allowing new owners to generate immediate rental income from holiday lets. Ample communal parking is available for residents and visitors, and the convenient location near the A-7 motorway provides excellent connections to Marbella, Fuengirola, Málaga Airport, and the rest of the Costa del Sol. Important Information: Tourist Licence in place LPO (First Occupancy Licence) available No lift No swimming pool No communal gardens According to the title deeds, the property is registered as a 1-bedroom, 1-bathroom apartment. The lower level is not currently included in the registered built area. Opportunities to purchase a sea view property this close to the beach in Calahonda with a tourist licence are increasingly rare. Contact us today to arrange a viewing and discover its full potential. Ground Floor Apartment, Calahonda, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 70 m², Terrace 10 m². Setting : Town, Beachside, Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Schools, Close To Marina, Urbanisation. Orientation : South. Condition : Good. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea, Beach, Panoramic, Garden, Urban. Features : Covered Terrace, Near Transport, Private Terrace. Furniture : Fully Furnished. Kitchen : Fully Fitted. Security : Entry Phone. Parking : Open, Communal. Utilities : Electricity, Drinkable Water. Category : Bargain, Cheap, Holiday Homes, Investment, Resale.

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

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Good Condition

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C

**Views**
- ✔ Sea Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Urban Views

**Features**
- ✔ Covered Terrace
- ✔ Near Transport
- ✔ Private Terrace

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Security**
- ✔ Entry Phone

**Parking**
- ✔ Open Parking
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Bargain
- ✔ Cheap
- ✔ Holiday Homes
- ✔ Investment
- ✔ Resale

































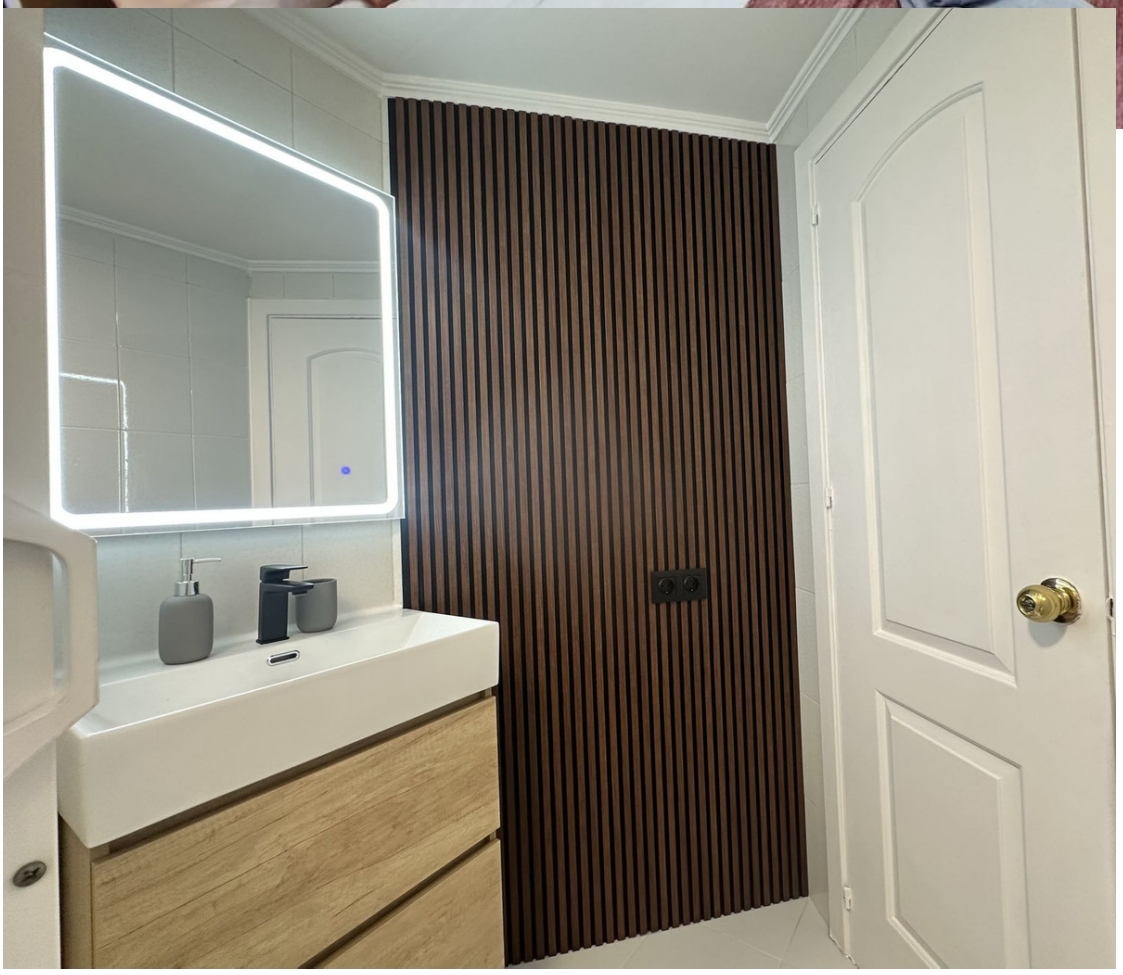
















































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Calahonda Beach









