MIBGROUP.ES

Sales - Apartment - Calahonda

349.000€

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Ref.-ID: MIBGR5462461 **Calahonda** **Apartment**

Community: 2,100 EUR / year **IBI: 370 EUR / year** **Rubbish: 84 EUR / year**

 **2**

 **2**

 **82 m2**

180° PANORAMIC SEA VIEWS OVER THE MEDITERRANEAN! COMPLETELY RENOVATED! SOUTH-FACING! 2 BEDROOMS; 2 BATHROOMS! Wake up every morning to breathtaking 180-degree panoramic views of the Mediterranean. This beautifully renovated, south-facing apartment in Sitio de Calahonda, Mijas Costa, offers spectacular panoramic sea views and combines approximately 113 m² of modern design, bright and light-filled interiors and an excellent location. Thanks to the hillside setting, the apartment can be conveniently accessed on one level directly from the private parking deck, while the terrace side is situated on the 4th floor. The terraced Andalusian-style architecture provides exceptional privacy, allowing you to comfortably leave the windows and terrace doors open. The garden and pool area can also be easily reached by lift. The property has been extensively modernised and renovated and offers: * 2 spacious bedrooms * 2 modern, newly renovated bathrooms * Bright living and dining area * New open-plan kitchen * 2 south-facing terraces * New double-glazed windows with mosquito screens * Security entrance door * Air conditioning * Open fireplace * Indoor and outdoor swimming pools – available year-round The stylish lounge terrace creates a wonderful Mediterranean atmosphere – the perfect place to end the day with a glass of wine while enjoying a spectacular sunset over the sea. The beautifully maintained residential complex offers both a large outdoor swimming pool and an indoor swimming pool, allowing residents to enjoy swimming throughout the year. The combination of the south-facing orientation, exceptional sea views, modern renovation and year-round pool facilities makes this property particularly special. EXCELLENT LOCATION Another major highlight of this property is its excellent location within a peaceful residential complex in Sitio de Calahonda. Restaurants, cafés, bars, a golf club, tennis facilities, international schools, supermarkets, medical centres and sports facilities, public transport and even a dog park are all within walking distance. The sandy beaches of Calahonda are just approximately 5 minutes away by car. The nearby AP-7 motorway provides quick and convenient access to all major destinations along the Costa del Sol. * Approximately 5 minutes by car to the beach * Restaurants and shops within walking distance * Marbella approximately 15 minutes by car * Málaga Airport approximately 30 minutes by car via the Calahonda motorway connection * Golf, tennis and padel facilities within walking distance ADDITIONAL ADVANTAGE The exterior façade of the residential complex is scheduled to be renovated and repainted in autumn. The planned works have already been fully financed, providing an additional benefit and contributing to the long-term enhancement of the property and the residential complex. Whether as a stylish permanent residence or an elegant holiday retreat, this apartment combines an excellent location with comfort and an authentic Mediterranean lifestyle. Here, every day begins with an impressive view of the sea and ends with unforgettable sunsets over the Mediterranean. A wonderful opportunity to acquire a beautifully renovated property in one of the most popular residential areas of the Costa del Sol.

Setting
- ✔ Frontline Golf
- ✔ Close To Golf
- ✔ Close To Port
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Close To Forest
- ✔ Urbanisation

Orientation
- ✔ South Facing

Condition
- ✔ Excellent Condition
- ✔ Recently Renovated
- ✔ Recently Refurbished

Pool
- ✔ Communal Pool
- ✔ Indoor Pool

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

Views
- ✔ Sea Views
- ✔ Golf Views
- ✔ Country Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views
- ✔ Street Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Paddle Tennis
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Marble Flooring

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen
- ✔ Kitchen-Lounge

Garden
- ✔ Communal Garden

Parking
- ✔ Communal Parking

Utilities
- ✔ Electricity








L'AIR DU LARGE
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Marbella
















L'AIR DU LARG


L'AIR DU LARGE











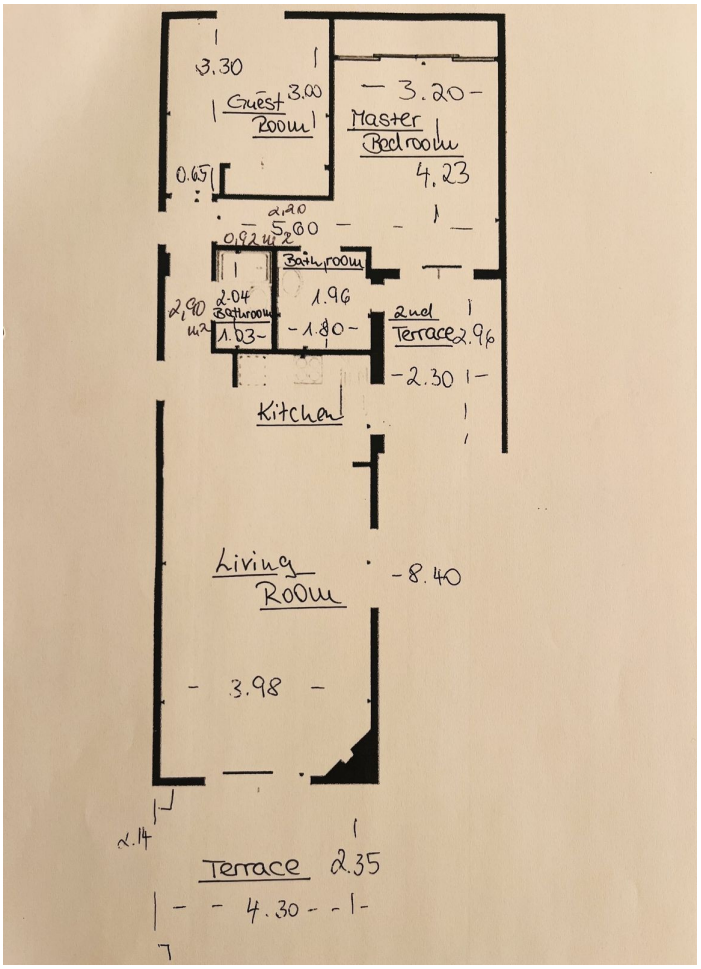

Marbella










3.30
Guest Room
3.00
3.20
Master Bedroom
4.23
0.65
2.20
5.60
0.92 m2
Bathroom
2.04
Bathroom
1.96
2,90 m2
1.03
1.80
2nd Terrace
2.96
2.30
Kitchen
Living Room
8.40
3.98
2.14
Terrace
2.35
4.30