

## Продажа - Апартамент - Calahonda

# 380.000€

Calahonda

Апартамент

Коммунальные: 3,360 EUR / год

ИБИ: 582 EUR / год

Мусор: 78 EUR / год



4



3



122 m2

FRONTLINE BEACHFRONT APARTMENT IN SITIO DE CALAHONDA ! IDEAL INVESTMENT OPPORTUNITY ! Located in the sought-after Urb. Calahonda Beach, this spacious 4-bedroom, 3-bathroom semi basement apartment sits just steps from the sand – a true frontline beachfront gem with incredible investment potential. This unique property offers two independent entrances – one at the front and one at the rear – making it an ideal candidate for conversion into two separate apartments, each with private access. Whether you're looking for a high-yield rental investment or a flexible holiday home with income potential, this project is packed with possibilities. The interior features a bright open-plan living, dining, and kitchen area, along with air conditioning (hot & cold) in the living space and in one of the bedrooms. A small storage room adds to the practicality of the layout. LPO (First Occupancy License) is available. To obtain a tourist license, presentation and approval by the community is required. The community fee includes water and internet connection. Viewings are highly recommended to truly appreciate the location and potential. Don't miss this rare chance to own a beachfront property with outstanding flexibility and rental income possibilities in the heart of Calahonda! Ground Floor Apartment, Calahonda, Costa del Sol. 4 Bedrooms, 3 Bathrooms, Built 122 m<sup>2</sup>. Setting : Beachfront, Town, Commercial Area, Beachside, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation, Front Line Beach Complex. Orientation : East, South East. Condition : Fair, Renovation Required. Pool : Communal. Climate Control : Air Conditioning. Views : Sea, Beach, Garden, Pool, Courtyard. Features : Fitted Wardrobes, Near Transport, Private Terrace, Utility Room. Garden : Communal. Security : Gated Complex. Parking : Open, Street, More Than One, Communal. Utilities : Electricity, Drinkable Water. Category : Bargain, Beachfront, Investment, Resale.

### Расположение

- ✓ Первая линия пляжа
- ✓ Город
- ✓ Коммерческая зона
- ✓ На побережье
- ✓ Рядом с магазинами
- ✓ Рядом с морем
- ✓ Рядом с городом
- ✓ Близко к школам
- ✓ Урбанизация
- ✓ Передняя линия комплекс

### Климат-контроль

- ✓ Кондиционер

### меры безопасности

- ✓ Огражденный комплекс

### ОРИЕНТАЦИЯ

- ✓ Восток
- ✓ Юго-восток

### ВИД

- ✓ Море
- ✓ Пляж
- ✓ Сад
- ✓ Бассейн
- ✓ Двор

### Парковка

- ✓ Открытая
- ✓ Улица
- ✓ Более чем один
- ✓ Общая

### Состояние

- ✓ Среднее
- ✓ Нужен ремонт

### Особенности

- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Подсобное помещение

### Коммунальные услуги

- ✓ Электричество
- ✓ Питьевая вода

### бассейн

- ✓ Общий

### Сад

- ✓ Общественный

### Категория

- ✓ Выгодное предложение
- ✓ Первая линия пляжа
- ✓ Инвестиции
- ✓ Перепродажа















































