

Ref.-ID: MIBGR5323066

Calahonda

Апартамент

Коммунальные: 1,704 EUR / год

ИБИ: 386 EUR / год

Мусор: 78 EUR / год



2



2



104 m2

\*\*\*REDUCED APRIL 2026\*\*\* This inviting first-floor apartment in the sought-after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en-suite bathroom, built-in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa — an ideal spot for outdoor dining or unwinding in the sun. Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year. El Porton is a secure, gated community with communal off-street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five-minute drive from local shops and seven minutes from the coast. Whether you're looking for a permanent residence, a lock-up-and-leave second home or a property with rental potential, this apartment is an excellent option. The community currently allows new tourist licence applications, adding further appeal for investment-minded buyers. Contact us to arrange a viewing. \* Build Size 104 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Disabled Friendly \* Private Terrace \* Communal parking \* 7 minutes drive to the beach \* 5 minutes drive to the shops \* Communal fees: €142,00 per month \* IBI property tax: €386,00 per annum \* Refuse fees: €78,00 per annum \* Lift

**Расположение**

✓ Урбанизация

**Климат-контроль**

✓ Кондиционер

**ОРИЕНТАЦИЯ**

✓ Юго-запад

**ВИД**

✓ Море

✓ Сад

✓ Бассейн

**Состояние**

✓ Отличное

**Особенности**

✓ Лифт

✓ Встроенные шкафы

✓ Рядом с транспортом

✓ Приватная терраса

✓ Подсобное помещение

✓ Ванная комната

✓ Доступ для инвалидов

✓ Двойные стеклопакеты

✓ Оптическое волокно

**бассейн**

✓ Общий

**Мебель**

✓ По желанию

**Кухня**

✓ Полностью оборудованная

**Сад**

✓ Общественный

**меры безопасности**

✓ Огражденный комплекс

✓ Сигнализация

**Парковка**

✓ Общая





























