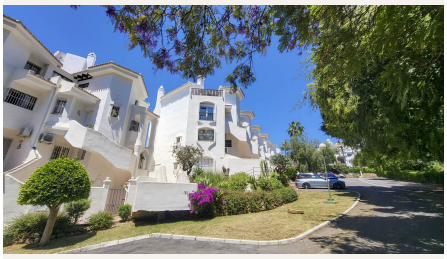
# Middle Floor Apartment in Calahonda

## €375,000

Calahonda, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 75 m² | Terrace: 18 m²









## Overview

Excellent opportunity to purchase a beautifully maintained 2-bedroom, 2-bathroom apartment in lower Calahonda, ideally located just a 10-minute walk to the beach and even closer to shops, restaurants, and public transport.

The apartment has only ever been used as a holiday home and is presented in impeccable condition throughout. Inside, the property offers a fully fitted kitchen, a bright and spacious living and dining area with fireplace, and direct access to a generous west-facing terrace overlooking the mature communal gardens and swimming pools. The terrace enjoys lovely open views and benefits from plenty of afternoon sun.
Both bedrooms feature built-in wardrobes, and each has access to its own bathroom, making the layout practical and comfortable for both owners and guests.

Located on the first floor, the apartment is easily reached with only 13 steps. There is ample parking directly in front of the property, and a convenient pedestrian path provides easy access to the beach, shops, restaurants, and public transport.

For fitness enthusiasts, Oxigen gym in Calahonda is just a 15-minute walk away. Ideally positioned between Marbella and Fuengirola, with quick access to the AP-7 toll road, Málaga Airport can be reached in under 30 minutes.

A fantastic option as a holiday home, rental investment, or permanent residence in one of the Costa del Sol's most convenient and sought-after locations.

The advertised price excludes applicable taxes (ITP, generally 7% in Andalusia, or VAT and other applicable taxes, depending on the property and transaction), notary and Land Registry fees, and legal fees. Please contact us for a breakdown of the estimated costs applicable to the property.

## Amenities

Setting: Close To Golf, Close To Shops, Close To Sea, Close To Town, Close To Schools, Urbanisation
Orientation: West Facing
Condition: Good Condition
Pool: Communal Pool
Climate Control: Air Conditioning, Fireplace
Views: Country Views, Panoramic Views, Garden Views, Pool Views
Features: Covered Terrace, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Ensuite Bathroom, Marble Flooring, Fiber Optic
Furniture: Optional Furniture
Kitchen: Fully Fitted Kitchen
Garden: Communal Garden
Security: Gated Complex, Entry Phone
Parking: Street Parking, Communal Parking
Utilities: Electricity, Drinkable Water
Category: Golf, Holiday Homes, Investment, Resale

## Taxes & Fees

IBI: €378 per year
Rubbish: €77 per year

## Energy certificate

Consumption: E
Emissions: D

## Contact

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