



# Villa - Chalet en venta en Calahonda, Mijas

2.100.000 €

Referencia: R5300377    Dormitorios: 4    Baños: 5    Terreno: 397m<sup>2</sup>    Construido: 327m<sup>2</sup>    Terraza: 75m<sup>2</sup>





## Costa del Sol, Calahonda

Contemporary Villa for Sale in Cabo Royale, East of Marbella

€2,100.000, - | 4 Bedrooms | 700 m from the Beach | Fully Furnished

Contemporary 4-bedroom detached villa located in the prestigious gated community of Cabo Royale, Calahonda (Mijas Costa), east of Marbella. Built in 2021, the property enjoys a south-facing orientation, providing excellent natural light, sea views, and a high level of privacy. The villa is within walking distance of Cabopino Marina and approximately 700 metres from the beach, with golf courses and local amenities nearby.

The property is sold fully furnished, including high-quality designer furniture from BoConcept and Cattelan Italia, offering a turnkey solution.

### Property Details:

- Property type: Detached villa
- Bedrooms: 4
- Bathrooms: 4.5
- Built area: 327 m<sup>2</sup>
- Plot size: 395 m<sup>2</sup>
- Terrace area: 40 m<sup>2</sup>
- Orientation: South
- Condition: Excellent
- Furnishing: Fully furnished (included in the price)
- Swimming pool: Private saltwater pool
- Garden: Private landscaped garden
- Parking: Private garage for two cars

Distribution: The villa is distributed over three levels.

### Ground Floor:

The ground floor features a bright open-plan living and dining area with a luxury Siemens-fitted kitchen, plus two guest bedrooms with en-suite bathrooms, guest toilet. Large sliding doors lead to the south-facing garden and terraces, complete with outdoor dining area, lounge seating, gas barbecue, and beautifully maintained garden.

### Upper Floor:

The upper level is dedicated entirely to the master suite, featuring an en-suite bathroom and a private terrace with panoramic sea views.

### Lower Level:

Includes an additional en-suite bedroom, a versatile lounge/office space (easily adaptable as an extra bedroom, entertainment room, kids' area or gym), a laundry room, storage room, and direct access to the double garage.



#### Features:

- Air conditioning
- Underfloor heating
- Alarm system
- Sold fully furnished
- Fitted wardrobes
- Double glazing
- Smart TV
- Close to the beach, golf courses, marina, schools, shops, and public transport

#### Location: Calahonda, Mijas Costa

- Approx. 700 metres walking to the beach
- 2 - 5 minutes drive to Cabopino Marina
- 10 minutes drive to Marbella and Fuengirola
- 30 minutes drive to Málaga International Airport

#### Additional Information

This prime location, combined with over 300 days of sunshine per year, makes the property ideal as a permanent residence, luxury second home, or high-yield rental investment. A tourist rental licence is already in place.



## Características:

### Características

Cerca de Transporte  
Terraza Privada  
TV Satélite  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Barbacoa  
Sótano  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas a Piscina

### Piscina

Piscina Privada

### Jardín

Jardín Privado

### Servicios Públicos

Agua Potable

### Orientación

Sur

### Posición

Cerca de Golf  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Marina

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Seguridad de 24 horas  
Alarma  
Portero Automático  
Caja fuerte

### Categoría

Reventa

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Calefacción Central.  
Suelo Radiante  
Baño

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
Garaje  
Párking Privado  
More Than One