



## Ground Floor Apartment for sale in Calahonda, Mijas

419,000 €

Reference: R5344174 Bedrooms: 2 Bathrooms: 2 Plot Size: 100m<sup>2</sup> Build Size: 159m<sup>2</sup> Terrace: 43m<sup>2</sup>





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## Costa del Sol, Calahonda

Light-filled and stylish. Exclusive 159 sq m ground floor apartment - sunny, modern, perfectly laid out.

### DESCRIPTION:

The property offered is located in the Las Palmeras urbanization in Sitio de Calahonda. Las Palmeras is a very popular and well-managed urbanization consisting of 14 apartment buildings. Four communal swimming pools are available for residents to use.

The southwest-facing apartment with sea views is located on the ground floor and offers 159 square meters of living space, including a conservatory. The conservatory features glass curtains and provides direct access to a garden area of approximately 100 square meters.

The living space comprises a spacious living area, a conservatory of approximately 42 square meters, two bedrooms, two bathrooms, and a kitchen. The apartment was renovated just a few years ago and is in excellent condition.

The building has an elevator that provides access to the underground parking garage. The approximately 23-square-meter underground parking space offers room for a car as well as motorcycles. A storage room is also available.

This beautiful property is not only suitable as a holiday apartment, but also as a permanent residence in one of the most beautiful places in the world.

### FEATURES:

High-quality marble flooring in the living areas - hot and cold air conditioning - modern fitted kitchen with all appliances - large conservatory with glass curtains - garden area - alarm system - elevator - large underground parking space - storage room - 4 communal pools - secure residential complex.

### LOCATION:

The property is just a 5-minute walk to the nearest bus stop. Transport links are available via access to the AP7 toll motorway, as well as to the A7 coastal road. Just 30 minutes drive to Malaga Airport, 15 minutes to Marbella and 12 minutes to Fuengirola. Calahonda is a very green area with numerous walking trails with wonderful scenery. It has excellent amenities including several supermarkets, doctors, chemists, restaurants, bars and also specialist shops. Calahonda also offers a wide range of sporting activities. The Golf Club La Siesta offers a 9-hole Par 3 course and Club Del Sol is a very large tennis club offering tennis, squash, paddle tennis and a fitness centre. There are many nice beaches you can visit here. La Luna Beach or Royal Beach have lovely sandy beaches and excellent restaurants. From Calahonda you also have access to the coastal boardwalk going all the way to the centre of La Cala de Mijas in one direction and to Cabopino Marina in the other direction, with a selection of fantastic chiringuitos along the way. This property has everything you need and is move-in ready. A fantastic place to live all year round or as a holiday home!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Basement  
Fiber Optic

### Views

Sea Views  
Garden

### Pool

Communal  
Heated

### Garden

Private Garden

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

D

### Orientation

South West

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Town  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Alarm System

### Category

Holiday Homes  
Investment  
Bargain  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private

### Energy Rating

D