+34 604 489 646

Luxury Realty
real estate

info@luxury-realty.com

Apartment in Calahonda

Reference: R5323066



Bedrooms: 2
Bathrooms: 2
M² Build size: 104
Price: 330,000 €
Status: Sale
Property Type: Apartment
Parking places: by request
M² Plot Size:













Overview:

An unparalleled opportunity awaits the discerning buyer seeking sophisticated coastal living on Spain's illustrious Costa del Sol. This captivating first-floor apartment, strategically situated within the highly sought-after, secure enclave of El Porton in Calahonda, embodies generous proportions, contemporary comforts, and the quintessential relaxed Mediterranean lifestyle. Significantly, this magnificent property has recently undergone a price reduction, presenting an exceptional investment for those dreaming of a Spanish escape or a permanent sun-drenched home. This is a limited-time chance to acquire a piece of paradise in Southern Spain’s most desirable locations.

Step inside this meticulously designed 104 m² home. It features two elegantly appointed bedrooms and two modern bathrooms. The main bedroom, a private sanctuary, boasts a luxurious en-suite, built-in wardrobes, and direct access to the expansive covered terrace. The spacious lounge also opens onto this terrace, which offers a coveted southwest orientation for abundant sunshine and spectacular sunsets. From this elevated vantage point, your gaze sweeps across communal gardens to panoramic sea views that majestically stretch across the Mediterranean, encompassing the iconic Rock of Gibraltar and North Africa – perfect for alfresco dining or unwinding.

Inside, the layout is practical and exquisitely designed. The fully fitted kitchen, testament to contemporary style, underwent a comprehensive renovation just two and a half years ago, showcasing high-quality finishes and appliances. A separate utility room discreetly houses the boiler, washing machine, and tumble dryer. The lounge effortlessly accommodates large furnishings, creating a versatile space for entertaining or quiet evenings. Year-round comfort is assured with efficient air conditioning. The property is also disabled-friendly and includes a lift for convenience.

El Porton is a distinguished, secure gated community offering peace of mind. Residents benefit from communal off-street parking, two sparkling swimming pools—one open all year round—and the invaluable lift. The community’s elevated position provides a serene environment, yet maintains excellent connectivity. Situated in Calahonda, on the vibrant Costa del Sol in Southern Spain, it combines residential tranquility with lively commercial offerings. You are just a five-minute drive from local shops and essential services, and a short seven-minute journey to the stunning Mediterranean coastline and its pristine beaches. Calahonda is strategically located between Fuengirola and the glamorous Marbella, boasting exceptional infrastructure with diverse restaurants, golf courses, and easy access to Málaga International Airport.

This exceptional apartment presents a compelling proposition for various lifestyles. Whether seeking a luxurious permanent residence, a sophisticated lock-up-and-leave second home, or a property with robust long-term rental potential, this apartment stands out. While short-term rental applications are not currently permitted, its desirability for long-term tenancy remains exceptionally high, promising a stable income. The combination of its prime location, superior amenities, exquisite views, and recent price adjustment positions this property as an intelligent acquisition for discerning buyers. Furniture is negotiable.

Monthly communal fees are €142.00. Annual IBI property tax is €386.00, and refuse fees are €78.00 per annum. Mains water and electricity are connected, with telephone and internet connectivity possible.

Do not miss this extraordinary opportunity. For further details or to arrange a private viewing, please contact Luxury Realty today. Experience firsthand the allure and potential of this remarkable Calahonda apartment.

Features:

Pool, Air conditioning, Sea views, Private garden, Lift, None, Alarm system, Parking