

Terraced Townhouse in Calahonda

Reference: R5357461



Bedrooms: 2

Bathrooms: 2

M<sup>2</sup> Build size: 103

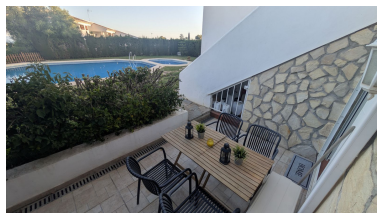
Price: 425,000 €

Status: Sale

Property Type: Terraced  
Townhouse

Parking places: by request

M<sup>2</sup> Plot Size:



Overview: Exceptional Semi-Detached Villa with Independent Guest Area and Versatile Living in Calahonda The Property Situated in the highly desirable area of Calahonda on the Costa del Sol, this south-facing property offers a rare combination of comfort, space, and flexibility. The property has a registered built size of 103 m<sup>2</sup>, complemented by substantial, fully finished additional living areas, bringing the total functional space to approximately 170 m<sup>2</sup>. The current layout differs from the registered build distribution, further enhancing its versatility. This makes it significantly more spacious and adaptable than most comparable homes in the area.

**Flexible Layout with Independent Guest Area** A key feature of this home is the fully equipped, independent lower-level living area. This bright and spacious space includes two bedrooms, a kitchen, a living area, and a bathroom, as well as its own private entrance and terrace. This layout is ideal for:

- Hosting guests or extended family with full privacy
- Creating a separate living or working space
- Flexible use tailored to the owner's needs

**Outdoor Living & Mediterranean Lifestyle** The property offers multiple terraces across different levels, designed to make the most of the climate and surroundings:

- The main south-facing terrace enjoys sun throughout the day and offers pleasant sea views
- The lower terrace connects directly to the communal gardens and pool area, creating a natural indoor-outdoor flow

Whether enjoying the sun or dining 'al fresco', the property fully embraces the Mediterranean lifestyle.

**Interior & Condition** The main residence features two well-proportioned bedrooms and two bathrooms and is maintained in excellent condition. Key features include:

- Air conditioning (hot/cold)
- Fireplace
- Marble flooring
- High-speed fibre optic internet

**Turnkey Solution:** The property is sold fully furnished and equipped, offering a complete turnkey solution, ready for immediate occupation.

**Exclusive Urbanisation** Set within a well-maintained gated community of just 17 homes, the property offers a quiet and private environment. Residents benefit from:

- Communal pool
- Mature landscaped gardens
- Private parking within the complex

This small-scale setting provides a peaceful, residential atmosphere compared to larger developments.

**Location**

- Walking distance to restaurants, bars, golf, and public transport
- 5 minutes to La Cala de Mijas
- 15 minutes to Marbella
- 25 minutes to Málaga Airport

**Conclusion** A rare opportunity to acquire a spacious and highly versatile property in a sought-after location, offering a combination of space, privacy, and flexible use within an intimate residential setting.

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#### Features:

None, Pool, Air conditioning, Heating, Sea views, Private garden, None, Parking