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LUXURY REALTY
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# Villa in Calahonda

Reference: R5449150

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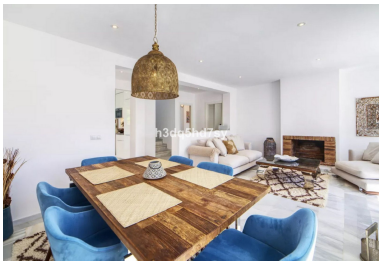
| Bedrooms: 3 | Bathrooms: 3 | M² Build size: 204 | Price: 895,000 € |
| Status: Sale | Property Type: Villa | Parking places: by request | M² Plot Size: 23 |



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Overview:

Discover an unparalleled opportunity to embrace the quintessential Mediterranean lifestyle with this magnificent detached residence, gracefully situated in a meticulously maintained and exclusive community within the tranquil heart of Calahonda, Southern Spain. This exceptional property, presented in impeccable condition, offers a serene retreat while ensuring effortless access to every conceivable amenity. From pristine beaches and championship golf courses to vibrant local eateries and essential services, everything you desire is just moments away, blending convenience with an enviable sense of privacy and tranquility.

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Calahonda, a jewel of the Costa del Sol, is renowned for its idyllic climate, breathtaking landscapes, and a welcoming international community. Nestled between the bustling towns of Marbella and Fuengirola, this charming locale offers a perfect balance of peaceful residential living and vibrant holiday atmosphere. Imagine waking up to sun-drenched mornings, enjoying a leisurely stroll to the beach, or unwinding with a round of golf under the Spanish sun. The region boasts excellent connectivity, world-class dining, and a rich cultural tapestry, making it an ideal location for both permanent residence and luxurious holiday escapes. This home places you at the very core of this desirable lifestyle, inviting you to experience the very best of Southern Spain.

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Encompassing a generous total built area of 204 m², this home has been thoughtfully designed and meticulously distributed to maximize comfort, optimize space, and flood every corner with an abundance of natural light. The result is an inviting, ready-to-move-into sanctuary where every detail has been considered to offer a seamless living experience. Its modern aesthetics, combined with high-quality finishes, create an atmosphere of understated elegance that is both welcoming and sophisticated, promising an elevated standard of living.

## Thoughtful Layout and Elegant Design

### Ground Floor: The Heart of Home and Hospitality

The ground floor of this splendid property is dedicated to both convenience and luxurious living, offering an immediate sense of arrival and comfort. As you approach, a private parking space for one vehicle ensures ease and security. Adjacent to this, an inviting terrace unfolds, featuring a charming stone barbecue area – the perfect setting for al fresco dining, entertaining guests, or simply enjoying the balmy Spanish evenings with family and friends. This outdoor space seamlessly connects to a private garden, providing a verdant backdrop for relaxation.

Step inside to discover a spacious and exceptionally bright living-dining room, an elegant space designed for both intimate gatherings and larger social events. A focal point of this room is the traditional fireplace, which not only adds character but also creates a warm and inviting ambiance during cooler evenings. Adjacent to this communal area, a modern, fully equipped kitchen stands as a testament to contemporary design and functionality. This culinary haven is complemented by an additional room, ideally suited for laundry and extra storage, offering practical solutions for daily living. From the kitchen, direct access to the garden provides a convenient flow for outdoor dining and entertaining.

Further enhancing the ground floor's functionality is a stylish guest toilet. Adding to the home’s versatile appeal, a thoughtfully positioned bedroom on this level features ample fitted wardrobes and a large, modern en-suite bathroom, offering a private and comfortable space for guests or an ideal setup for those preferring ground-floor living. This bedroom also enjoys direct access to the garden, blending indoor comfort with outdoor tranquility.

### First Floor: Private Sanctuaries and Panoramic Vistas

Ascending to the first floor, you'll find the private quarters, designed as sanctuaries of rest and relaxation. This level comprises two additional generously proportioned bedrooms, each fitted with spacious wardrobes to ensure ample storage. Both bedrooms benefit from direct access to the expansive upper terrace, allowing residents to step out and greet the day with fresh air and beautiful surroundings.

A large, shared bathroom on this floor serves these bedrooms, featuring a luxurious bathtub and elegant glass details. This contemporary space is designed to be a spa-like retreat, perfect for unwinding after a long day, offering both comfort and sophisticated aesthetics. However, the true crowning glory of the first floor is the spectacular 48 m² terrace. This magnificent outdoor space offers truly open, far-reaching views and is bathed in sunshine throughout the entire day. It provides an idyllic setting for sunbathing, enjoying a morning coffee, evening cocktails, or simply taking in the breathtaking vistas that stretch across Calahonda and beyond – a truly exceptional spot for both relaxation and grand entertaining.

## Exclusive Outdoor Privileges

Beyond the private confines of your own garden, this exceptional property also benefits from a private-use communal rear garden of approximately 850 m². This beautifully maintained green oasis is cared for by the community, offering an extended expanse of lush landscaping and open space that effectively acts as an extension of your private domain. It provides an added layer of privacy, beauty, and recreational potential, setting this home apart as a truly unique offering in the area.

## Distinguished Features & Superior Amenities

This home is replete with premium features designed to enhance comfort, luxury, and livability. Enjoy captivating sea views from various vantage points, adding a constant connection to the stunning Mediterranean landscape. State-of-the-art climate control ensures year-round comfort with air conditioning (hot and cold) installed in all rooms, allowing you to perfectly regulate your indoor environment regardless of the season. The added luxury of underfloor heating throughout provides an even, efficient, and comfortable warmth underfoot during cooler months.

An architectural statement within the home is the modern staircase, featuring elegant glass details that not only contribute to the property's contemporary aesthetic but also allow light to flow freely, enhancing the sense of space and brightness. The property is maintained in excellent, impeccable condition throughout, requiring no immediate updates, making it genuinely ready for you to move in and start enjoying the Calahonda lifestyle immediately. Its location in a quiet residential area ensures peaceful living, yet remains conveniently close to all essential services, combining the best of both worlds.

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This is more than just a house; it is a meticulously crafted haven designed for those who appreciate comfort, seek privacy, and aspire to live a life of quality in one of Southern Spain's most coveted locations. An ideal home to savor the finest aspects of Mediterranean living, offering an unmatched blend of elegance, functionality, and privileged access to a vibrant community and stunning natural beauty.

Features:

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