



## PŮZEMNÍ APARTMÁN 2 LOŽNICE

📍 Calanova Golf

REF# R5330704 – 310.000€

IBI

365 €/YEAR

Garbage

77 €/YEAR

Community

1968 €/YEAR



2

Ložnice



2

Koupelny



84 m<sup>2</sup>

Built



33 m<sup>2</sup>

Terrace

Here we have a fabulous two-bedroom, two-bathroom apartment front line golf in Gran Calanova Golf, overlooking Calanova Golf Course. Boasting stunning panoramic views over the fairways, mountains, and down to the coast, this property offers a perfect blend of tranquility, comfort, and Mediterranean lifestyle. Situated on the ground floor, the apartment is well positioned within the complex with easy access from both

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the main entrance and also the underground parking. To the front of the apartment, there is a charming patio-style terrace that creates a welcoming and private setting, perfect for morning coffee where you can relax and listen to the beautiful water feature in the fantastic landscaped gardens that run throughout the complex, whilst enjoying the dawn chorus.

There is a second fabulous terrace accessed via the sitting room or master bedroom, overlooking the golf course with that special wow factor and breathtaking views. Both terraces are ideal for dining, entertaining, or simply unwinding while enjoying the surroundings, depending on the time of day and year.

Inside, the property features a bright and well-proportioned living area, a fully equipped kitchen, and two comfortable bedrooms, including a master bedroom with en-suite. Also to be noted that it is a corner apartment so both bathrooms have windows.

The apartment also comes with underground parking and easy access via a lift.

Gran Calanova is a gated complex with 24-hour security and has two pool areas, a children's playground, a paddle/tennis court, and well-maintained landscaped gardens.

The beauty about Gran Calanova is that it is close to the magnificent clubhouse, which is part of Calanova Golf and is well known for its fantastic views to the coast, not to mention its pro shop and famous outlet golf store. It is also a must to have at least a drink or fine dining in its restaurant with its 180° views. It is a 27 hole course.

Less than 5 minutes' drive down to the coast, either to La Cala de Mijas or Calahonda, and with easy access to the AP-7. Only 30 minutes to Málaga Airport. Fuengirola and Marbella only 20 mins drive.

The apartment is Ideal to live in all year round or use as a holiday home.



