



## DETACHED VILLA WITH 3 BEDROOMS

📍 Calahonda

**REF# R4745032 – 395.000€**

IBI

450 €/YEAR

Garbage

102 €/YEAR



3

Beds



2

Baths



99 m<sup>2</sup>

Built



249 m<sup>2</sup>

Plot

Fabulous three-bedroom detached villa situated in the heart of Calahonda, offering an exceptional blend of comfort, convenience, and lifestyle. Located just 50 meters from the commercial centre of Los Olivos, the villa provides easy access to a supermarket, several restaurants, and various other general amenities. Additionally, the stunning sandy beaches of Calahonda are only a short distance away, perfect for beach



lovers seeking the ultimate coastal experience. Inside the property, you are welcomed by a paved garden adorned with mature plants and vibrant Bouganvillea, creating a serene outdoor retreat ideal for enjoying the Mediterranean climate. The garden also features a raised area perfect for sunbathing, with views over the communal swimming pool, which is shared by only 12 properties, adding a sense of exclusivity. The villa boasts a good-sized lounge that opens directly into the garden, offering a seamless indoor-outdoor living experience. The large L-shaped kitchen, complete with a dining area, provides ample space for cooking and entertaining. A conveniently located downstairs toilet adds to the functional layout of the entrance level. The master bedroom is a highlight of the property, featuring an ensuite bathroom and direct access to the garden, adding a touch of luxury and privacy. On the second level, you will find two additional bedrooms, perfect for family or guests, as well as a well-appointed family bathroom. One of the guest bedrooms also has access to a terrace, offering extra outdoor space and scenic views.

Additional features of this villa include hot and cold air conditioning, to ensure comfort throughout the year, a private garage for secure parking and additional storage, plus there are solar panels for hot water, enhancing energy efficiency. This villa is a fantastic opportunity for use as a holiday home, a full-time residence, or a rental investment due to its prime location and desirable features. A viewing is highly recommended to fully appreciate the potential of this beautiful property. Contact us now!









