



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Calahonda

**REF# R4835902 – 273.000€**

IBI

495 €/YEAR

Garbage

82 €/YEAR

Community

1200 €/YEAR



2

Beds



1

Baths



84 m<sup>2</sup>

Built



20 m<sup>2</sup>

Terrace

Great apartment with the most fabulous panoramic sea views you'll ever see!! It's an elevated ground floor (but feels like a first floor) as the garage is on the ground level. There is a private parking space and store room included in the price. Urbanisation Las Palmeras is a fully gated and secure urbanisation set in the hills above Calahonda, about a 6 minute drive from the beach. The complex was painted externally to a

high standard in 2023. Internally there two generous sized double bedrooms with fitted wardrobes, plus a well appointed bathroom and fully fitted open plan kitchen. Apart from the second bedroom, there are great sea views from every angle in the apartment and from the extra large terrace, which can be accessed from both the main bedroom and the lounge/dining area. The property is unfurnished and was painted throughout in 2023. There are no less than five swimming pools to choose from, all within a short walk. Public transport is just a short walk from the urbanisation, taking you to the coast road, Marbella/Fuengirola etc. Just two minutes by car there is the famous Miel y Nata restaurant, plus another French restaurant and the Millennium sports bar. Double glazing and air-conditioning throughout. Excellent condition! This is a must see to get a feel for the 'Wow' factor as soon as you enter! Short term holiday rentals permitted on the urbanisation. Viewings at short notice. Offers considered. Keys in office.

