

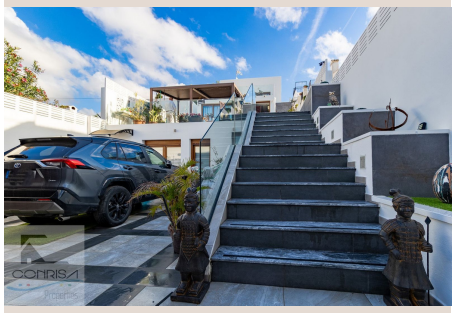
CALAHONDA

1 500 000 €

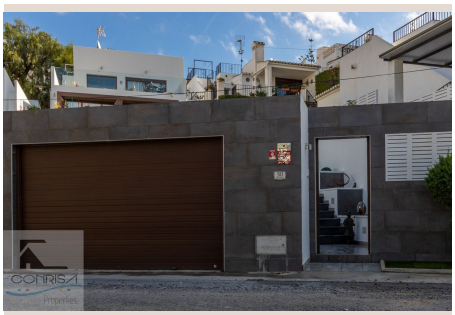
■■■■■ ■ Calahonda

■■■■■■■■ R5549944

5	5	359 m²	116 m²
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EXCLUSIVE 359 m² HOME JUST METRES FROM THE BEACH, WITH SEA VIEWS, JACUZZI AND SOLAR PANELS ■ A truly unique property offering an exceptional location, generous living space and outstanding features. Ideal for those seeking comfort, space and a high quality of life by the sea. We are delighted to present this magnificent 359 m² property, distributed over three floors. With its desirable south-facing orientation and privileged location just metres from the beach, the property is surrounded by all the essential amenities needed for comfortable everyday living, without the need for a car. This impressive home stands out for its spacious layout, numerous independent living areas and three terraces, two of which are covered, allowing you to enjoy the Mediterranean climate throughout the year. One of its highlights is a spectacular terrace complete with a barbecue area and jacuzzi, perfect for relaxing, entertaining family and friends, and making the most of the beautiful surroundings. ■ TERRACES AND SEA VIEWS The property boasts three terraces, one offering lovely sea views, providing the perfect setting for al fresco breakfasts, sunbathing or enjoying relaxing evenings outdoors. Its south-facing orientation ensures an abundance of natural light throughout much of the day. ■■ SPACIOUS AND VERSATILE LIVING AREAS The house offers four bedrooms and two separate offices, ideal for working from home, studying or creating additional private spaces. There is also a spacious living room and a separate dining room, providing distinct areas for relaxation, entertaining and family gatherings. ■■ PRACTICAL AND WELL-DESIGNED KITCHEN The kitchen features a breakfast bar, creating a practical and sociable space that connects naturally with the living areas. An additional separate storage area provides plenty of room for food supplies, cleaning products and household essentials, helping to keep the home organised and clutter-free. ■ THREE BATHROOMS AND A GUEST TOILET The property features three full bathrooms and an additional guest toilet conveniently located near the living room. The principal bedroom's en-suite bathroom is particularly spacious and well-appointed, featuring both a bathtub and separate shower, as well as two individual WC areas, offering additional comfort and privacy. A second principal bedroom also benefits from its own en-suite bathroom with a bathtub. ■■ ENERGY EFFICIENCY AND YEAR-ROUND COMFORT The property is equipped with solar panels and an air treatment and purification system designed to help regulate indoor humidity and improve overall comfort. These features contribute to a more comfortable living environment throughout the year. ■ PRIVATE GARAGE AND GENEROUS STORAGE SPACE The house benefits from its own private garage, together with numerous storage rooms and additional storage areas on the lower levels of the property. These provide exceptional space for storing tools, bicycles, sports equipment and other household belongings. ■ PRIME LOCATION – EVERYTHING ON YOUR DOORSTEP One of the property's greatest attractions is its excellent location, just a short stroll from the beach and within easy reach of: - ■■ The beach and seafront promenade. - ■ Bus stops and public transport. - ■ Supermarkets and local shops. - ■ Schools and educational facilities. - ■ Bars, cafés and restaurants. - ■ A wide range of everyday amenities and services. ■ A HOME THAT HAS IT ALL FOR ENJOYING THE MEDITERRANEAN LIFESTYLE An exceptional property offering generous proportions, a versatile layout, wonderful outdoor spaces, excellent features and an enviable location close to the sea. Perfect for families seeking additional space, professionals working from home, or ■anyone ■dreaming ■of ■a Mediterranean ■home ■with ■spacious ■terraces, ■a private ■jacuzzi ■and all ■essential ■amenities within ■walking ■distance. IBI ■- ■1219,23€ Annual Basura - ■134,45€ ■Annual Community ■fee ■- ■180€ ■Annual

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