

## Villa for sale in Calahonda, Costa del Sol

3 Bedrooms | 2 Bathrooms | 249 m<sup>2</sup> Interior | 109 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 847 IBI | € 129 Rubish tax | € 852 Community fees



### Property Description

600m from the beach, 500 m from supermarkets, banks, pharmacy, transport, etc. Exclusive south facing villa on one level is located within walking distance to amenities and beach. With a fully fitted kitchen, private garage, storage room and heated pool. Features include hot/cold air conditioning, fitted wardrobes, 2 en-suite bathrooms (option of 3) and barbecue. The villa is in excellent condition but would benefit from an update, it is located within walking distance to shops, restaurants, cafes, supermarkets, pharmacy, bus and beach. Equipped with 24 hour security system and alarm, this home is an excellent investment option in a high demand area. Other features include solar water panel, water tank and the possibility of extension, making this property a unique opportunity.

Villa, Walking distance to beach, Fitted Kitchen, Parking: Garage, Pool: Private, Garden: Private, Facing: South  
Views: Garden, Partial Sea, Pool

Features: 24 hrs Security System, Air Conditioning Hot/Cold, Alarm System, Barbecue, Close to all Amenities, Condition: Good, Full Suite bathroom, Fitted wardrobes, Garage, Heated Outdoor Pool, Investment Property, Near amenities, Near Church, Near Transport, Possibility of extension, Private

pool, Private Security Company, Solar Heated Water, Sought After Area, Very Good Access, Walking distance to beach, Walking Distance to Cafés, Walking distance to rest., Walking distance to shops, Water Deposit

**MARBELLA LIVING**  
Estate Agents

**€ 620,000**  
Ref: R5013679



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