

## Villa for sale in Calahonda, Costa del Sol

3 Bedrooms | 3 Bathrooms | 158 m<sup>2</sup> Interior | 40 m<sup>2</sup> Terraces | Garden Yes | Pool Yes  
€ 727 IBI | € 142 Rubish tax | € 720 Community fees



### Property Description

Exclusive Listing - Price reduction for a quick sale

Rarely Available - Calahonda Villa with Sea and Golf Views!

This lovely stand-alone 3 bedroom, 2.5 bath villa is serenely nestled into a private complex of only 10 villas. Conveniently located in one of the best residential areas of Sitio de Calahonda, your new home enjoys beautiful sea views, contrasted nicely by the green fairways of the adjacent golf course.

On the main floor, the villa offers a comfortable living room with a working gas fireplace, separate dining room, fully equipped kitchen, and guest toilet. From the living room, you have direct access to a spacious southwest-facing terrace which offers the best of two worlds: a relaxing open-air area ideal for sunbathing, combined with a nicely shaded covered terrace for outdoor cocktails or alfresco dining. From the villa's terrace, you also have access to an intimate private garden below.

On the garden level, you'll find the master bedroom with ensuite bathroom and two guest bedrooms, including a bathroom. Plus, there is a bonus room currently used as a laundry/storage area, which can be converted into a second bedroom. The price and sale status can be modified without notice.

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storage/workshop room and a solar water heating system are also included.

Please note the property would benefit from some renovation, offering the perfect opportunity to modernize and add your personal touch.

**MARBELLA LIVING**  
Estate Agents

€ 580,000

Ref: R5264644

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