

Townhouse for sale in Calahonda, Costa del Sol

2 Bedrooms | 2 Bathrooms | 103 m² Interior | 15 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 390 IBI | € 90 Rubish tax | € 2,388 Community fees



Property Description

Exceptional Semi-Detached Villa with Independent Guest Area and Versatile Living in Calahonda
The Property

Situated in the highly desirable area of Calahonda on the Costa del Sol, this south-facing property offers a rare combination of comfort, space, and flexibility.

The property has a registered built size of 103 m², complemented by substantial, fully finished additional living areas, bringing the total functional space to approximately 170 m². The current layout differs from the registered build distribution, further enhancing its versatility. This makes it significantly more spacious and adaptable than most comparable homes in the area.

Flexible Layout with Independent Guest Area

A key feature of this home is the fully equipped, independent lower-level living area. This bright and spacious space includes two bedrooms, a kitchen, a living area, and a bathroom, as well as its own private entrance and terrace.

This layout is ideal for:

- Hosting guests or extended family with full privacy
- Creating a separate living or working space
- Flexible use tailored to the owner's needs

Outdoor Living & Mediterranean Lifestyle

The property offers multiple terraces across different levels, designed to make the most of the

climate and surroundings:

- The main south-facing terrace enjoys sun throughout the day and offers pleasant sea views
- The lower terrace connects directly to the communal gardens and pool area, creating a natural indoor-outdoor flow

Whether enjoying the sun or dining 'al fresco', the property fully embraces the Mediterranean lifestyle.

Interior & Condition

The main residence features two well-proportioned bedrooms and two bathrooms and is maintained in excellent condition.

Key features include:

- Air conditioning (hot/cold)
- Fireplace
- Marble flooring
- High-speed fibre optic internet

Turnkey Solution: The property is sold fully furnished and equipped, offering a complete turnkey solution, ready for immediate occupation.

Exclusive Urbanisation

Set within a well-maintained gated community of just 17 homes, the property offers a quiet and private environment.

Residents benefit from:

- Communal pool
- Mature landscaped gardens
- Private parking within the complex

This small-scale setting provides a peaceful, residential atmosphere compared to larger developments.

Location

- Walking distance to restaurants, bars, golf, and public transport
- 5 minutes to La Cala de Mijas
- 15 minutes to Marbella
- 25 minutes to Málaga Airport

Conclusion

A rare opportunity to acquire a spacious and highly versatile property in a sought-after location, offering a combination of space, privacy, and flexible use within an intimate residential setting.