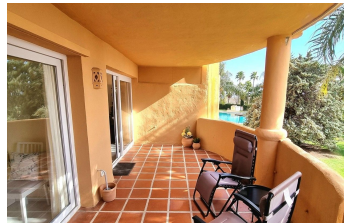


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## Middle Floor Apartment in Calahonda

Bedrooms **2** Bathrooms **2** Built **104m2** Terrace **0m2**

**R5323066**

**Middle Floor  
Apartment**

**Calahonda**

**330.000€**

\*\*\*REDUCED MAY 2026\*\*\* This inviting first floor apartment in the sought after El Porton community in Calahonda offers generous space, modern comfort and a wonderfully relaxed Mediterranean lifestyle. The home features two bedrooms and two bathrooms, including a main bedroom with an en suite bathroom, built in wardrobes and direct access to the large covered terrace. The terrace is also accessible from the lounge and enjoys a desirable southwest orientation with views across the gardens and sweeping sea views stretching all the way to Gibraltar and North Africa — an ideal spot for outdoor dining or unwinding in the sun. Inside, the layout is bright and practical, with a fully fitted kitchen that was renovated just two and a half years ago. It includes a separate utility room housing the boiler, washing machine and a tumble dryer for added convenience. The spacious lounge easily accommodates a large sofa, dining table and storage units, while air conditioning ensures comfort throughout the year. El Porton is a secure, gated community with communal off street parking, two swimming pools (one open all year) and the added convenience of a lift. Its elevated position offers tranquillity while still being just a five minute drive from local shops and seven minutes from the coast. Whether you're looking for a permanent residence, a lock up and leave second home or a property with long term rental potential, this apartment is an excellent option. The community is not allowing any new short term let

applications. Contact us to arrange a viewing. \* Build Size 104 m<sup>2</sup> \* Communal Pool \* Mains Water \* Mains Electric \* Telephone Possible \* Internet Possible \* Furniture Negotiable \* Air Conditioning \* Disabled Friendly \* Private Terrace \* Communal parking \* 7 minutes drive to the beach \* 5 minutes drive to the shops \* Communal fees: €142,00 per month \* IBI property tax: €386,00 per annum \* Refuse fees: €78,00 per annum \* Lift

Access for people with reduced mobility

Ensuite Bathroom

Lift

Utility Room

Access for people with reduced mobility

Fiber Optic

Near Transport

Double Glazing

Fitted Wardrobes

Private Terrace