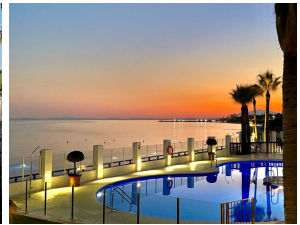


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real estates



Ground Floor Apartment in Calahonda

Bedrooms **2** Bathrooms **2** Built **96m2** Terrace **20m2**

R5433196

**Ground Floor
Apartment**

Calahonda

695.000€

NEW TO MARKET - Welcome to one of Calahonda's finest beachfront opportunities. Positioned in the highly sought-after Royal Beach area, this exceptional refurbished 2 bed, 2 bath, apartment enjoys a true frontline beach location with breathtaking 180° panoramic views across the Mediterranean Sea. Step directly from the development onto the beach and the famous coastal boardwalk, where you can stroll for miles along the shoreline, passing some of the Costa del Sol's most Popular beach clubs, restaurants, chiringuitos, and charming seaside destinations. **FRONTLINE BEACH APARTMENT** Beautifully renovated to a high standard, the property offers a stylish contemporary design combined with the comfort and convenience of modern living. The apartment features two double bedrooms, two elegant shower rooms (one en-suite), a bright open-plan living area with beautifully presented lounge / dining area, modern luxury fitted kitchen with centre isle and quality appliances, separate utility room. The highlight is the private terrace, where uninterrupted sea views provide the perfect setting for relaxing, entertaining, or simply enjoying spectacular sun rise and sunsets over the Mediterranean. Thanks to its south and south west-facing orientation, the apartment is flooded with natural light throughout the day, creating a warm and inviting atmosphere year-round. **EXCEPTIONAL COMMUNITY FEATURES** Direct beach and boardwalk access Large swimming pool and children's pool overlooking the sea Beautiful tropical gardens 24-hour

security and gated entrance Underground parking space Private storage room With Rental license UNBEATABLE LOCATION Within a few minutes' walk you'll find the popular Doña Lola Resort, offering an indoor swimming pool, gymnasium, sauna and a variety of social and fitness activities. Restaurants, supermarkets, shops, beach clubs, and all daily amenities are also within easy walking distance. La Cala de Mijas beach village, Marbella, Puerto Banús, Cabopino Marina & world-class golf courses, plus Málaga Airport are all easily accessible, making this an ideal permanent residence, luxury holiday home, or high-performing rental investment. Rarely do properties become available in such a privileged beachfront position. Combining stunning sea views, direct beach access, quality renovation, and an unbeatable location, this is a unique opportunity to experience the very best of the Costa del Sol lifestyle. THE VENDOR HAS INFORMED US THAT; Community fees are: approx. € 205 per month. IBI (Council Tax) is: approx ?€ ?738 ?per ?year. BASURA ?(Rubbish Bill) is ?approx ?78 per year. GREAT INVESTMENT WITH ?RENTAL LICENSE. BUT ?DON'T DELAY ?AND ?MISS THIS STUNNING OPPORTUNITY, ?CALL ?US ?NOW ?TO ?VIEW ?/ ?RESERVE.

Covered Terrace
Lift
Private Terrace

Covered Terrace
Marble Flooring
Storage Room

Fitted Wardrobes
Near Transport
Utility Room