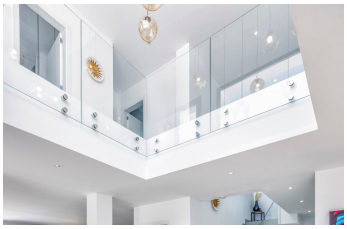
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House in Calahonda

Bedrooms	3	Bathrooms	4	Built	416m2	Plot	961m2

R5534233	House	Calahonda	1.700.000€

Your Spanish Dream Awaits: Luxury Villa Walking Distance to the Beach Imagine waking up wonderfully rested in total tranquility. You open the doors of your bedroom on the upper floor, step onto the terrace, and instantly feel the first warm rays of sunshine. This isn't just a holiday getaway — this is your new everyday reality in Calahonda. **Living in Pure Luxury, Comfort & Security** From the moment you step inside, the impressive, light-filled entrance welcomingly embraces you with a sense of homecoming. The ground floor living area is designed for creating unforgettable memories. The modern open-plan kitchen with a spacious central island serves as the heart of the home — the perfect spot to gather, cook, and share a glass of wine together. Best of all, this villa is sold **fully furnished**. For year-round climate control, **all rooms feature air conditioning** alongside **shutters on both the ground and upper floors**. Additionally, the property is equipped with **solar panels** for energy efficiency, a **security system**, and a **built-in safe**. **The Ultimate Mediterranean Outdoor Lifestyle — All Year Round** The generous plot surrounding the villa is a true private paradise. Thoughtfully designed terraces ensure you can choose your ideal spot at any time of day: lounging in the full sun or unwinding with a book in the cooling shade. Take a dip in the inviting heated pool, perfectly tempered for year-round enjoyment 365 days a year. **Prime Location & Exceptional ROI** Within just a few minutes, you can stroll down to the golden sandy beach with a towel over your shoulder. The local supermarket is literally around

the corner, and in the evening, you can easily walk to a variety of charming nearby restaurants. The property also features a very spacious, standalone **56 m² garage** — ideal for multiple vehicles, extra storage, or hobbies. Beyond being a dream sanctuary, this is a proven investment opportunity. Having generated a **proven rental income of over €100,000 per year for the past 4 years**, this villa offers the ultimate balance between personal luxury and high yield. * **4 Tranquil Bedrooms:** Exclusively located on the upper floor * **Turn-Key Luxury:** Sold completely furnished and move-in ready * **Climate & Sustainability:** Air conditioning in all rooms, solar panels, and shutters (ground & upper floor) * **Security:** Integrated security system and safe * **Outdoor Paradise:** Heated swimming pool with year-round sun & shade terraces * **Prime Location:** Short walk to the beach, supermarket, and fine dining * **Top ROI:** Proven rental income of over €100,000/year (past 4 years) * **Garage:** Standalone, ultra-spacious 56 m² garage Can ?you ?feel ?the ?Mediterranean ?warmth already? A ?rare ?combination of luxury, location, and ?proven financial ?return must ?be ?experienced in person. **Contact ?us ?today ?to ?schedule ?your ?private ?viewing!**

Covered Terrace	Covered Terrace	Ensuite Bathroom
Fiber Optic	Fitted Wardrobes	Near Church
Near Transport	Private Terrace	Storage Room