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Ground Floor Apartment in Riviera del Sol

Bedrooms	2	Bathrooms	2	Built	82m2	Terrace	12m2

R5538871	Ground Floor Apartment	Riviera del Sol	549.000€

An Irreplaceable Frontline Beach Location, Calahonda Beach Description Some properties can be improved, but this location simply cannot be replaced. Set directly on the beachfront in one of Calahonda's most sought-after coastal positions, this two-bedroom, two-bathroom apartment offers open Mediterranean views, direct access through the communal gardens to the beach and promenade, and an exceptional opportunity for both lifestyle buyers and investors. The Apartment The property currently provides 82 m² of built accommodation plus a 12 m² private terrace. The living and dining area connects with an open-plan kitchen and enjoys an immediate relationship with the sea, while the terrace looks across the landscaped gardens towards the Mediterranean. There are two bedrooms and two bathrooms, including one en suite. An Interior Ready for Transformation The interior is ready for cosmetic updating, which is precisely where the opportunity lies. With a well-planned refresh of the flooring, kitchen, bathrooms, lighting and decoration, the apartment could be transformed into a stylish coastal home and a highly appealing holiday-rental property. The location, direct sea views and genuine beachfront setting already provide the elements that no renovation can recreate. Tourist Licence and Investment Potential A tourist licence is already in place, giving an incoming owner a valuable foundation for holiday letting, subject to legal and documentary verification and continued compliance with applicable regulations. A quality renovation could

further strengthen the apartment’s presentation, guest appeal and rental positioning. Beachfront Community The gated community offers landscaped gardens, a communal swimming pool and communal parking, with direct access to the beach and seafront promenade. Everything Within Easy Reach Restaurants, chiringuitos, shops and everyday amenities are within walking distance. Max Beach Club and La Lucera are among the nearby coastal venues, while local bus services provide connections along the coast towards La Cala de Mijas, Fuengirola, Marbella and Málaga. The A-7 also offers straightforward access in both directions along the Costa del Sol. A Rare Coastal Opportunity This is an opportunity to acquire what matters most in coastal ?property: ?a ?genuine ?frontline ?position, uninterrupted sea ?views, ?walkability and an existing tourist ?licence—combined with ?the potential ?to ?create a fresh, high-end ?Mediterranean ?interior ?designed ?for ?today’s ?holiday-rental ?market.

Ensuite Bathroom	Ensuite Bathroom	Fitted Wardrobes
Lift	Near Transport	Private Terrace