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Middle Floor Apartment in Calahonda

Bedrooms	2	Bathrooms	2	Built	104m2	Terrace	0m2

R5323066	Middle Floor Apartment	Calahonda	330.000€

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 m² * 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	Access for people with reduced mobility	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Lift	Near Transport	Private Terrace
Utility Room		