



## GROUND FLOOR APARTMENT 2 BEDROOMS 1 BATHROOM IN CALAHONDA

📍 Calahonda

REF# BEMR4875076 €245,000

BEDS

2

BATHS

1

BUILT

81 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

This listing highlights a renovated ground-floor apartment, ideal for those seeking a stair-free home ready to move into, with comfort and privacy features. Here are some key points:

**Location and Privacy:** The apartment is southwest-facing, maximizing natural light and minimizing traffic noise, creating a calm and comfortable environment.

**Layout and Comfort:** With 81m<sup>2</sup> of built area (74m<sup>2</sup> usable), it includes 2 bedrooms with air conditioning and built-in wardrobes, a full bathroom, a renovated kitchen, and a cozy living room with a fireplace that opens to a glass-enclosed terrace and a private garden. Additionally, it has direct access to the community green area with a pool.

**Outdoor Spaces:** In addition to a private garden, there are two terraces, one of which connects to the bedrooms—perfect for enjoying the outdoors.

**Expenses and Services:** Community fees are €142 per month (including water), and property taxes (IBI) are €290 per year.

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# BROMLEY ESTATES

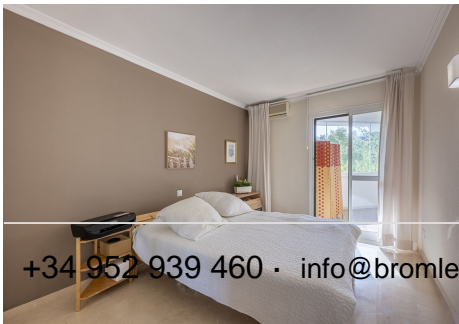
*Marbella*

Connectivity and Proximity to Services: The property is 15 minutes from Marbella and 25 minutes from Málaga, with easy access to parks, shops, restaurants, and golf courses.

This is an excellent option for those looking for a combination of privacy, outdoor space, and proximity to services in an attractive location.

In accordance with Decree 218/2005, dated October 11, which approves the Consumer Information Regulations in the sale and rental of properties in Andalusia, the client is informed that notary, registry, I.T.P., financing, and other expenses related to the sale are not included in the price.

The information provided in this listing is for guidance only, is not binding, and has no contractual validity.



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