



## VILLA FOR SALE IN CALAHONDA, MIJAS COSTA WITHIN WALKING DISTANCE TO THE BEACH

📍 Calahonda

REF# BEMV1523 €1,150,000

BEDS

4

BATHS

3

BUILT

274 m<sup>2</sup>

PLOT

670 m<sup>2</sup>

TERRACE

41 m<sup>2</sup>

Positioned within a small, gated collection of just three homes, this villa for sale in Calahonda, Mijas Costa within walking distance to the beach sits in a well-established residential setting where greenery softens the surroundings and daily routines can be managed largely on foot. The coastline, local cafés and essential services are all within easy reach, creating a sense of connection without dependence on the car.

The interior is organised across a clear, flowing layout where the main living spaces are arranged with a sense of continuity. The lounge centres around a fireplace, while wide openings draw light through the space. The kitchen sits naturally within this arrangement, shaped by quartz work surfaces, high-spec appliances and a built-in dining booth that brings a more relaxed, everyday dimension to the space. Marble flooring runs throughout, creating a consistent foundation and reinforcing the composed, cohesive feel of the main level.

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*Marbella.*

Accommodation is arranged to provide privacy while maintaining a natural connection between spaces. Four double bedrooms are set across the layout, each with built-in storage, two of which benefit from en suite bathrooms. The main bedroom is more generous in scale, incorporating a spa-style bath and opening onto a private terrace with partial sea views. Additional bedrooms connect to balconies or outdoor areas, including a lower-level room with its own terrace, offering flexibility for guests or extended stays.

Outside, the plot is arranged as a sequence of defined zones reflecting a relaxed Mediterranean way of living. The south-facing, heated saltwater pool forms the centrepiece, with established planting creating a sense of enclosure, while the covered terrace connects naturally to both interior spaces and a separate outdoor kitchen and bar area designed for year-round use. A private driveway accommodates four vehicles, with integrated security, a video entrance system and 24-hour service supporting everyday peace of mind. Air conditioning, double glazing and an upgraded 300-litre water tank contribute to the villa's overall efficiency.

The surrounding area has developed into a thriving coastal community, attracting both full-time residents and second-home owners. Set along the coastline between Marbella and Fuengirola, both within around 15 minutes, Calahonda forms part of the wider Mijas Costa, known for its mature infrastructure and consistent demand. Daily life is notably straightforward, with supermarkets, restaurants, gyms, medical services and public transport all within walking distance, supporting an easy, well-connected routine.

Beyond this, the area offers access to golf courses, beach clubs and international schools, reinforcing its suitability for both permanent living and seasonal use. Malaga and its airport are approximately 25 minutes away, keeping travel convenient. This balance between accessibility and day-to-day living underpins its continued appeal, particularly for those seeking a coastal setting that remains active throughout the year.

Within Mijas Costa, this villa brings together layout, setting and accessibility with a clarity that supports everyday living. A delightful home with enduring appeal in an area that continues to perform over time.



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## *Marbella*



# BROMLEY ESTATES

*Marbella*

