

## Villa for sale in Calahonda, Costa del Sol

3 Bedrooms | 3 Bathrooms | 158 m<sup>2</sup> Interior | 461 m<sup>2</sup> Plot | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 678 IBI | € 127 Rubish tax | € 2,400 Community fees



### Property Description

VILLA CON LICENCIA TURÍSTICA VÁLIDA Y TRANSFERIBLE! Nestled in the heart of Calahonda a fully renovated and furnished 3-bedroom detached villa offering total peace and privacy, yet everything you need is just minutes away. Spread across three levels, the home blends elegant contemporary design with warm Mediterranean touches — natural textures, soft earthy tones and carefully curated details that create a timeless yet inviting atmosphere.

#### Entrance Level

The main floor is designed for living and entertaining. The open-plan kitchen, dining area and living room flow seamlessly into one generous space, extending further onto the terrace. Together, they create a large and welcoming entertaining area — perfect for hosting family dinners, summer gatherings or relaxed evenings with friends.

The living room features a cozy fireplace, adding warmth and character during cooler months. Large windows fill the space with natural light and connect beautifully to the garden-facing terrace, complete with an electric awning for shaded alfresco dining. This level also includes a guest toilet and a separate laundry room.

#### Upper Level – The Master Retreat

Upstairs you'll find a bright and spacious master suite with walk-in wardrobe and en-suite bathroom. Large windows open onto a sunny south-facing terrace — your private spot to enjoy peaceful mornings and golden sunsets.

Adjacent to the bedroom is a versatile additional space that can serve as a home office, dressing room, reading corner or even a private bar area. A small fridge allows you to keep refreshments close at hand — ideal for warm summer days.

#### Lower Level – Garden & Relaxation Area

The lower level opens directly onto the private garden area, where you'll find a jacuzzi and sun loungers — a perfect setting to unwind and enjoy the Costa del Sol lifestyle.

Two additional bedrooms are located on this floor, both with direct garden access, along with a shared bathroom. This layout is ideal for guests or family members who appreciate privacy and their own outdoor connection.

#### Key Features:

- Fully renovated (new electrical systems, plumbing and installations)
- New windows throughout the villa
- Electrical underfloor heating in bathrooms
- New air conditioning units in all bedrooms and the lounge
- Cozy fireplace in the living room
- Private garden with jacuzzi and sun loungers
- Parking space for 2 cars directly next to the house
- Sold fully furnished – ready to move in
- Small, peaceful community of only 4 villas
- Last house in the community – maximum privacy
- Large communal garden and swimming pool (pool renovation planned)

Only birds singing, no street noise — a rare find in lower Calahonda!

#### Location

The villa is located in lower Calahonda, close to La Siesta Golf Club, Club del Sol Tennis Club, Finca Naundrup Padel and Oxygen Gym & Padel Club, ideal for sports enthusiasts.

Shops and restaurants are just a 15-minute walk away, and the beach is approximately 20 minutes on foot or a quick 2-minute drive.

And while it is a private detached villa, it is surprisingly low maintenance and easy to lock up and leave. Located in a very safe and quiet area within a small community, it offers peace of mind for those who travel frequently or are looking for a secure second home in the sun.



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