















## Middle Floor Apartment in Calahonda

Calahonda

€ 399.800

 Estate type:	<b>apartment</b>	 Area:	<b>133 m2</b>
 Terrace:	<b>21 m2</b>	 Number of bathrooms:	<b>2</b>
 Number of bedrooms:	<b>3</b>	 Garage:	<b>Yes</b>
 Pool:	<b>Yes</b>	 Plot:	<b>—</b>
 Air conditioning:	<b>Yes</b>	 Television:	<b>No</b>
 Close to golf courses:	<b>No</b>	 Wi-Fi:	<b>Yes</b>

Elegant Sea-View Apartment in Calahonda · Fully Furnished & Move-In Ready

Discover this exceptional 3-bedroom middle-floor apartment located in the highly sought-after area of Sitio de Calahonda, one of the most prestigious residential enclaves on the Costa del Sol. Combining comfort, privacy and breathtaking Mediterranean views, this property is ideal both as a permanent residence and as a high-potential investment opportunity.

Thanks to its convenient access with only a few steps, the apartment offers effortless everyday living. It is perfectly positioned just moments from the popular Miel y Nata complex, where you will find charming restaurants, a welcoming bar, taxi services and public transport connections. With 133 m<sup>2</sup> built area (112 m<sup>2</sup> usable), the property enjoys spectacular uninterrupted panoramic sea views of approximately 160°. Since no future construction is permitted in front of the apartment, the views are permanently protected – stretching all the way to Gibraltar and the African coastline.

The apartment features three spacious double bedrooms, including a master suite with private bathroom, while another bedroom benefits from its own private balcony. The impressive 21 m<sup>2</sup> terrace becomes a true extension of the living space – the perfect setting to enjoy sunrise breakfasts, unforgettable sunsets and the sea breeze all year round.

Inside, the layout has been thoughtfully designed for maximum comfort:

Independent fully equipped kitchen with separate laundry room

Bright and spacious living room with fireplace

Four hot and cold air-conditioning units

Two full bathrooms, including underfloor heating in the master bathroom and a heated towel rail in the second bathroom

A major advantage of this property is that it is sold exactly as seen. The price includes high-quality furniture, appliances, television, kitchenware and household items – simply bring your suitcases and move in.

For those looking to further enhance the outdoor lifestyle, the existing chimney outlet offers the possibility of installing a barbecue area or even a private sauna on the terrace.

The gated community features:

Two communal swimming pools

Beautifully maintained tropical gardens

24-hour private security

Community parking

The location is unbeatable:

Beach: 5 minutes

Marbella & Fuengirola: 15 minutes

Málaga Airport: 35 minutes

Málaga city centre: 40 minutes

Bright, elegant and perfectly positioned, this apartment offers a rare combination of panoramic views, tranquility, security and proximity to all amenities.

A unique opportunity to enjoy the authentic Mediterranean lifestyle in one of the most desirable areas of Mijas Costa.



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