















## Middle Floor Apartment in Calanova Golf

Calanova Golf

€ 649.000

 Estate type:	<b>apartment</b>	 Area:	<b>121 m2</b>
 Terrace:	<b>27 m2</b>	 Number of bathrooms:	<b>2</b>
 Number of bedrooms:	<b>2</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>Yes</b>	 Wi-Fi:	<b>No</b>

Modern 2-bedroom corner apartment in exclusive boutique resort with panoramic sea views in La Cala de Mijas – Costa del Sol

Photos will follow soon

PROPERTY HIGHLIGHTS

- Secure, fully gated urbanisation
- Modern residence with quality finishes
- Corner apartment
- Contemporary open-plan living with an abundance of natural light through floor-to-ceiling windows
- The spacious terrace enjoys spectacular open views over the golf course towards the Mediterranean Sea

\* The Location

Perfectly positioned within a peaceful and private setting surrounded by nature and golf, while remaining only a short drive from several blue-flag beaches, Marbella, Fuengirola and Málaga-Costa del Sol Airport.

The development enjoys an elevated position at walking distance to the Calanova Golf clubhouse and sports facilities, combining tranquillity with convenient access to all amenities.

\* The Boutique Development

This gated boutique resort comprises just 68 apartments and penthouses distributed across four low-rise buildings.

Residents enjoy an exceptional range of facilities including:

- Infinity saltwater swimming pool
- Large chill-out sun deck with beach club atmosphere
- Indoor heated pool
- Spa with jacuzzi, Turkish bath, sauna and hydrotherapy circuit
- Fully equipped gymnasium
- Gastrobar with terrace
- Golf simulator
- Children's entertainment area
- Library

\* The Apartment

– In figures:

Built-up area – Gross: 121m<sup>2</sup>

Living space – Net area: 97m<sup>2</sup>

Terrace: 27m<sup>2</sup>

Bedrooms: 2

Bathrooms: 2

2 underground parking spaces

1 storage room of 9m<sup>2</sup>

– Description:

A stunning second-floor corner apartment located in a prestigious development, next to Calanova Golf Club, offering panoramic sea, golf and mountain views together with exceptional resort-style facilities.

South to southeast orientation, ideal for enjoying breakfast and lunch in the sun

Spacious open-plan living areas

Floor-to-ceiling windows

Large terrace designed for year-round outdoor living

Terrace is fully plumbed and wired to extend outdoor living to the highest standard

Fully fitted designer kitchen with Silestone worktops and centre island

NEFF appliances

Separate utility room with washing machine and dryer

Master bedroom with en-suite bathroom and fitted wardrobes

2 Underground parking spaces and 1 storage room

– Additional features:

Underfloor heating in bathrooms

Air conditioning for cooling and heating

Entry phone system

Fitted wardrobes throughout

Short-term rentals are permitted

The property is sold unfurnished

An exceptional opportunity to acquire a luxurious contemporary apartment in one of the most sought-after developments in the Mijas area.

Note: The apartment is currently rented, and the tenant is due to vacate the property in July. Viewings can nevertheless be arranged with a minimum of 24 hours' notice.



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