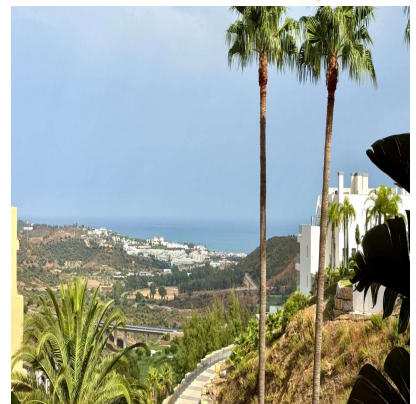




Modern Spacious 2 Bedroom Apartment For Sale

FS100266

€299,000.00

92 m²

Property ID

Price EUR

Built

m²

2

2

Plot

Bedrooms

Plot Bedrooms

23 m²

Terrace

About this space

Discover exceptional value in this beautifully maintained 115m² ground-floor apartment, perfectly positioned for immediate occupancy. Built in 2008, this property combines comfort with modern convenience in one of the area's most sought-after locations. The east-facing orientation floods the space with natural light throughout the day, while elevator access ensures effortless entry to your new home.

The apartment features two generously proportioned bedrooms, each equipped with built-in wardrobes for maximum storage. An extended corridor provides two additional fitted wardrobes, offering abundant space for all your belongings. Two marble bathrooms showcase high-quality fittings and finishes, while the fully fitted American-style kitchen comes complete with modern appliances ready for your culinary adventures. The bright lounge welcomes you with solid ivory-cream marble flooring and comfortable furnished spaces, including a chaise-lounge sofa perfect for relaxation.

Your private covered terrace exceeds 23m², offering breathtaking sea and swimming pool views—an ideal retreat for morning coffee or evening sunsets. Step outside to access lush communal subtropical gardens featuring a stunning waterfall feature. Residents enjoy exclusive access to five large communal swimming pools plus a dedicated children's pool, complemented by a chiringuito-style pool bar for refreshing beverages and socializing.

Practical amenities include a secure underground parking space and a dedicated storage room (trastero), both included in the price. The property features upgraded air conditioning and heating systems with heat pump technology, ensuring year-round comfort. The property also benefits from fully opening scissor security gates for your peace of mind when exploring the Costa del Sol. The entire community is fully adapted for individuals with reduced mobility, promoting accessibility and independence. Located within a short walk of the prestigious Calanova Golf clubhouse, you'll enjoy proximity to world-class recreational facilities.

Energy efficiency meets environmental responsibility with Energy Class E (84.30 kWh/m² annually) and CO₂ Emissions Class D (14.30 kg CO₂/m² annually). This represents the best value apartment currently available in the area—an outstanding opportunity for discerning buyers seeking quality, comfort, and affordability combined.

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Additional buying costs include IVA or ITP tax upon the real value of the property according to the law in Andalusia, cost of public registry of property and Notary fees. An official description of this property, in accordance to the decree 218 (11th October 2005) is at your disposal in our official, along with copies of the Escritura, IBI tax and community fees. Subject to errors, changes or withdrawal without notice

