

## GROUND FLOOR APARTMENT FOR SALE IN CALAHONDA

**Price:** 275,000 €  
**Ref:** R5297251  
**Bedrooms:** 2  
**Bathrooms:** 2  
**Built size:** 80 m<sup>2</sup>  
**Plot/Garden:** 0 m<sup>2</sup>  
**Terrace:** 10 m<sup>2</sup>

100M FROM THE BEACH - SEAVIEW DUPLEX APARTMENT IN CALAHONDA BEACH WITH TOURIST LICENSE !

This unique stylish Groundfloor 2-bedroom, 2-bathroom apartment offers breathtaking sea views and an enviable location just a 2-minute walk from the beach.

Situated on the lower basement level -1, the apartment is thoughtfully designed over two floors, combining style and functionality for a modern coastal lifestyle.

On the main floor, you'll find a bright and spacious living room, an open-plan kitchen, a large bedroom, and a recently updated bathroom. Step out onto the private balcony to enjoy panoramic

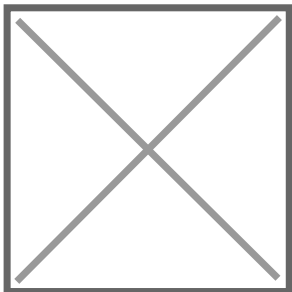
sea views—perfect for relaxing or entertaining.

---

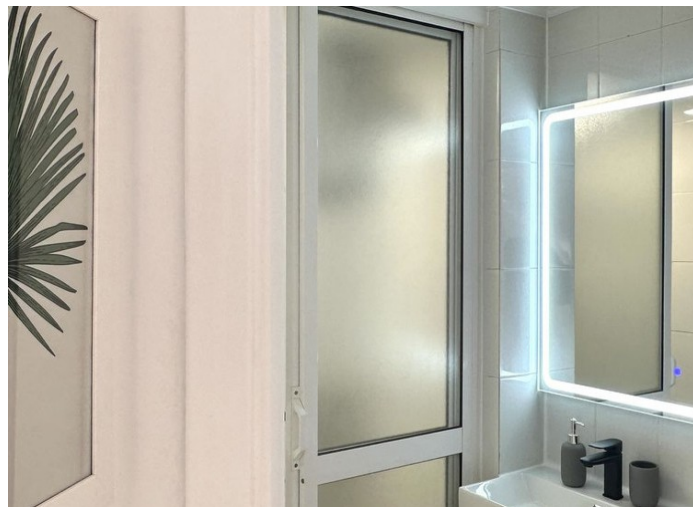
Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requires to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005 Oct. 11th





+ 34 951 69 00 74 + 36 620 249 227  
INFO@BAHIAESTATES.COM



Precio no incluye gastos ni tributos. Gastos adicionales por parte del comprador: Impuesto Sobre Transmisiones (8% hasta 400.000€, 9% de 400.000 a 700.000€ y 10% a partir de 700.000€), Actos Jurídicos Documentados 1,5% sobre el precio de compra, gastos de registro y notaría. Ficha informativa a su disposición en nuestra oficina según Decreto 218/2005 de 11/Oct.

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP (8% up to 400.000 euros, 9% from 400.000 to 700.000 euros and 10% from 700.000 euros) or, alternatively 10% VAT and AJD (1.5% on the purchase price) on new properties and subject to some requites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the marke. Information sheet available, Decree 218/2005 Oct. 11th