

## Villa for sale in Calahonda, Costa del Sol

2 Bedrooms | 2 Bathrooms | 149 m<sup>2</sup> Interior | 866 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes  
€ 1,020 IBI | € 150 Rubish tax | € 384 Community fees



### Property Description

#### RENOVATION PROJECT WITH HUGE POTENTIAL!

A fantastic opportunity to create something truly spectacular. This wonderful villa sits on a generous, nearly double-sized plot and offers excellent potential for further development. The main house has already been renovated to a high standard, while the possibility of adding approximately 70 m<sup>2</sup> gives the new owner the chance to take this property to the next level. With the right vision, this villa could become an exceptional home in a highly desirable setting.

This wonderful villa sits on a generous 866m<sup>2</sup> plot in the highly desirable and a peaceful area of lower Calahonda, one of the most convenient parts of Calahonda thanks to its tranquillity, green surroundings and excellent proximity to everyday amenities, restaurants, shops and the beach.

The property has already undergone a partial renovation, including new plumbing, electrics, walls, floors and windows. It currently offers 2 bedrooms, 1 full bathroom, a guest toilet, a modern open-plan kitchen, and a bright living/dining area with fireplace, opening onto a covered south-facing terrace.

Although the renovation remains unfinished, the property offers outstanding potential. An existing project allows the house to be transformed into an attractive 3-bedroom, 3-bathroom villa with a private swimming pool. In addition, the large plot provides the possibility to extend the property by up to 72m<sup>2</sup>, creating even more living space and significantly increasing its value.

Its location is one of its strongest assets: set on a quiet residential street in lower Calahonda, within short walking distance of amenities and the beach, while enjoying lovely open views over a green area. From here, there is access to a walking trail leading directly towards La Luna Beach and the coastal boardwalk.

This is an excellent opportunity to create a beautiful family home, holiday retreat or permanent residence in a prime lower Calahonda location. With its renovation and extension potential, generous plot and strong rental appeal, it also represents a highly attractive investment opportunity.

Fantastic investment opportunity in one of lower Calahonda's best locations.