



R5440537

📍 Calahonda

REF# R5440537 1.350.000 €

BEDS

5

BATHS

4

BUILT

396 m²

PLOT

1046 m²

TERRACE

24 m²

****Prime Location – Exceptional Potential****

A rare opportunity to acquire a substantial villa on one of Calahonda's most prestigious and sought-after streets. Offering generous living accommodation, an excellent layout, and outstanding potential, this property is ideal for buyers looking to modernise and create a truly exceptional family home or investment property.

The ground floor comprises a welcoming entrance hall, a fully fitted kitchen with a separate utility room, two double bedrooms, a family bathroom, and a spacious lounge and dining area opening onto a large covered terrace, perfect for enjoying the outdoor lifestyle. A separate TV room provides an additional comfortable living space.

Upstairs, the generous master bedroom features a walk-in wardrobe, en-suite bathroom, and a private office or reading room. There are also two further double bedrooms, each benefiting from an en-suite shower room, while a mezzanine level offers flexible space that could be adapted as an additional office, hobby

room, or storage area.

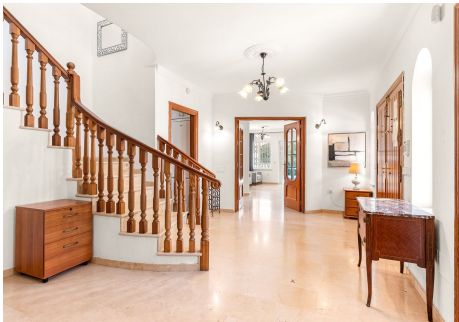
The lower level adds to the villa's versatility with a large games room complete with a built-in bar, a guest WC, a garage, and a spacious storage room.

Outside, the private swimming pool is surrounded by mature gardens, with a dedicated barbecue area providing an ideal setting for entertaining family and friends.

While the property would benefit from modernisation, it offers enormous scope to add value and transform it into a stunning residence in one of the best locations on the Costa del Sol.

Adding to its appeal, the villa already holds a tourist licence and has a proven track record of successful holiday rentals, making it an excellent opportunity for investors seeking immediate rental income while planning future improvements.

Conveniently located within just a few minutes' walk of restaurants, bars, and one of the coast's largest sports and wellness clubs, this is a property that combines an unbeatable location with outstanding potential.



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