



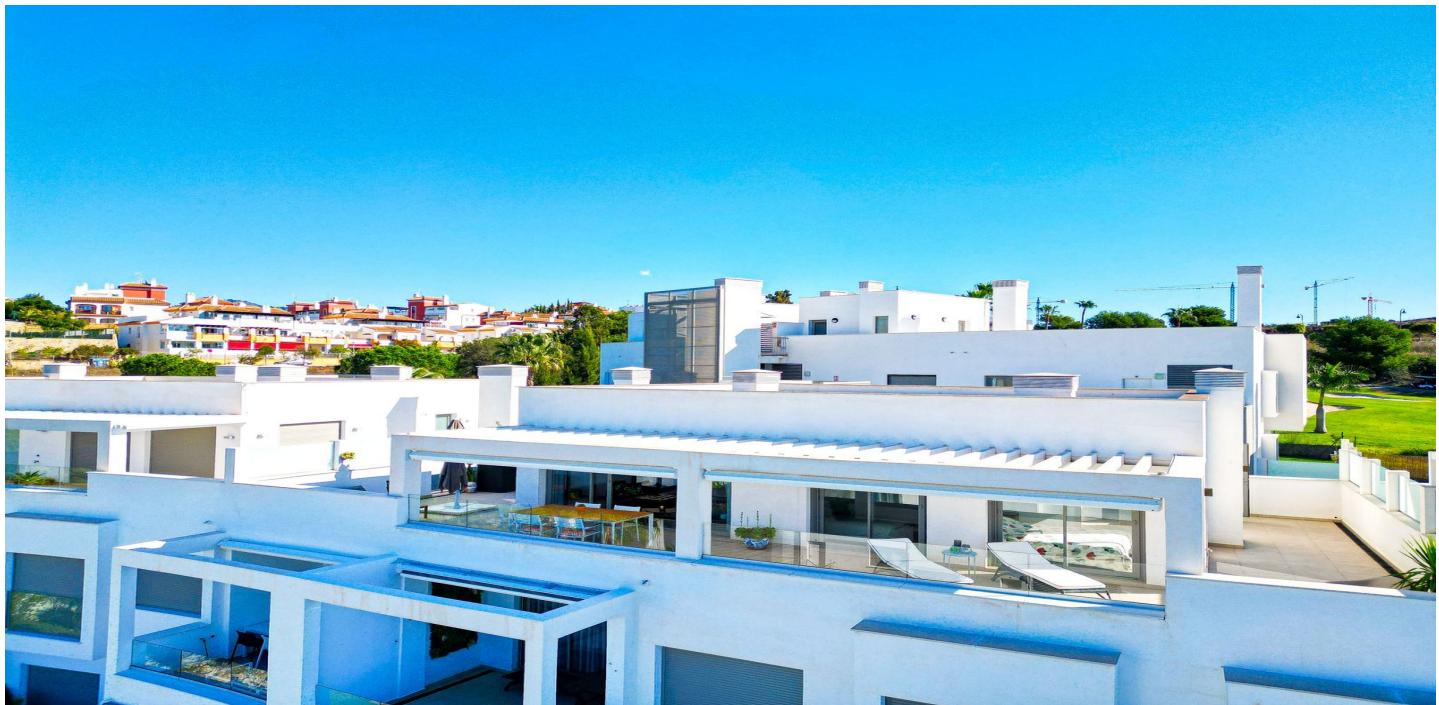
philippe@abracasabra.es

+34 677 18 70 96

## Penthouse for sale in Caleta de Vélez

**449,000 €**

Reference: R5302873   Bedrooms: 2   Bathrooms: 2   Plot Size: 8,000m<sup>2</sup>   Build Size: 92m<sup>2</sup>   Terrace: 105m<sup>2</sup>





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## Costa del Sol East, Caleta de Vélez

Exclusive Penthouse with 105 m<sup>2</sup> Terrace & Rental Licence – Baviera Golf, Caleta de Vélez

Stunning 2-bedroom penthouse in Caleta de Vélez, next to Baviera Golf, offering exceptional light, privacy and a spectacular 105 m<sup>2</sup> wraparound terrace with side sea and mountain views.

- ✓ 90 m<sup>2</sup> built area
- ✓ 105 m<sup>2</sup> sunny terrace (sun all day + sunsets)
- ✓ 2 bedrooms with direct terrace access
- ✓ 2 modern bathrooms (1 en-suite)
- ✓ Open-plan living area with large sliding windows
- ✓ Fully equipped kitchen
- ✓ Central A/C (hot & cold)
- ✓ EPC B

Private garage (22 m<sup>2</sup>) + storage room (8 m<sup>2</sup>). Lift in the building. Quiet and secure residence.

Prime location:

- 15-minute walk to beach & marina
- 5 minutes by car
- 30 min to Málaga airport
- 20 min to Nerja

Proven Investment Opportunity

- ✓ Official VFT rental licence
- ✓ Successfully rented summer & winter
- ✓ Immediate return possible
- ✓ Website and rental activity can be taken over

A rare combination of space, views, sun and rental income on the Costa del Sol.

Move-in ready. High yield. Premium location.

Contact us today for more information or a viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	West	Cold A/C
Lift	South West	Hot A/C
Near Transport		Central Heating
Private Terrace		
Satellite TV		
Storage Room		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Barbeque		
Fiber Optic		
Access for people with reduced mobility		
Solarium		
Restaurant On Site		
Paddle Tennis		
Basement		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Mountain	Beachside	New Construction
Panoramic	Close To Golf	
Garden	Close To Port	
Pool	Urbanisation	
Urban	Close To Shops	
Golf	Close To Schools	
	Close To Sea	
	Close To Town	
	Village	
	Close To Marina	
	Beachfront	
	Frontline Golf	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
Easy Maintenance	Entry Phone	Garage
		Private
		Covered
		Communal
		EV charge point
Utilities	Category	
Electricity	Reduced	
Drinkable Water	Holiday Homes	



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Solar water heating

Investment  
Luxury  
Resale  
Beachfront