



# Detached Villa for sale in Cabo Royale, Calahonda, Mijas Costa

2,100,000 €

Reference: R5300377 Bedrooms: 4 Bathrooms: 5 Plot Size: 397m<sup>2</sup> Build Size: 327m<sup>2</sup> Terrace: 75m<sup>2</sup>





## Costa del Sol, Calahonda

Contemporary 4-Bedroom Villa for Sale in Cabo Royale, Calahonda – Walking Distance to the Beach and Cabopino Marina

Situated in the prestigious gated community of Cabo Royale on the border of Mijas Costa and Marbella, this exceptional contemporary villa offers stylish modern living just a short walk from the beach and Cabopino Marina. Built in 2021 and enjoying a desirable south-facing orientation, the property benefits from abundant natural light, beautiful sea views, and excellent privacy in one of the most sought-after areas east of Marbella.

This elegant detached villa is sold fully furnished with high-quality designer pieces from BoConcept and Cattelan Italia, creating a turnkey home ready for immediate enjoyment or rental investment.

Set on a private plot of 395 m<sup>2</sup>, the villa offers 327 m<sup>2</sup> of built space distributed across three levels, complemented by landscaped gardens, terraces, and a private saltwater swimming pool.

### Ground Floor

The entrance level welcomes you into a bright open-plan living and dining area designed for modern Mediterranean living. Large sliding glass doors seamlessly connect the interior with the outdoor spaces, allowing natural light to flood the home.

The stylish kitchen is fully fitted with premium Siemens appliances and integrates perfectly with the living area, making it ideal for entertaining.

This level also features two spacious guest bedrooms, each with an en-suite bathroom, as well as a guest toilet.

Outside, the south-facing garden and terrace area provide the perfect setting for outdoor living, featuring a dining area, comfortable lounge seating, a gas barbecue, and a beautifully landscaped private garden surrounding the saltwater swimming pool.

### Upper Floor

The entire upper level is dedicated to the impressive master suite, offering a peaceful retreat with a luxurious en-suite bathroom and direct access to a private terrace with panoramic sea views.

### Lower Level

The lower floor includes an additional en-suite bedroom along with a versatile lounge or office area that can easily be adapted as a fifth bedroom, gym, entertainment room, or children's playroom. This level also includes a laundry room, storage space, and direct internal access to the double garage.

### Features

Private saltwater swimming pool

Landscaped garden

Underfloor heating

Air conditioning (hot and cold)

Alarm system

Double glazing



Fitted wardrobes

Smart TV

Private garage for two cars

Sold fully furnished with designer furniture

Prime Location – Calahonda, Mijas Costa

The villa enjoys a superb location within easy walking distance of the beach and close to golf courses, restaurants, and local amenities.

Approximately 700 metres to the beach

2-5 minutes' drive to Cabopino Marina

10 minutes to Marbella and Fuengirola

30 minutes to Málaga International Airport

Investment Opportunity

With more than 300 days of sunshine per year on the Costa del Sol, this property represents an excellent opportunity as a permanent residence, luxury holiday home, or high-yield rental investment. The villa already benefits from a tourist rental licence, making it ready to generate income immediately.



## Features:

### Features

Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Barbeque  
Basement  
Fiber Optic

### Views

Sea  
Pool

### Pool

Private

### Garden

Private

### Utilities

Drinkable Water

### Orientation

South

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Close To Marina

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Entry Phone  
Safe

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One