



## Ground Floor Apartment for sale in Estepona, Estepona

454,000 €

Reference: SP0999 Bedrooms: 3 Bathrooms: 2 Plot Size: 41m<sup>2</sup> Build Size: 143m<sup>2</sup> Terrace: 10m<sup>2</sup>





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## Costa del Sol, Estepona

New Build Apartments in Cancelada, Estepona – Luxury and Nature on the New Golden Mile Exclusive Residential Development with Mediterranean Views Discover this new build development located in Cancelada, one of the most sought-after areas of Estepona's New Golden Mile, between Marbella and Estepona town. This privileged location offers the perfect balance between tranquillity, modern amenities and proximity to the beach. Just 1.6 km from the sea, these homes allow you to enjoy the best of the Costa del Sol, with views of the Mediterranean from most of the homes and easy access to a wide range of leisure, dining and sports facilities. Modern and Bright Homes This residential complex comprises 80 two- and three-bedroom apartments, with options including duplexes, ground floor apartments with gardens, middle floor apartments with large terraces and penthouses with private solariums. All homes include a parking space and storage room, and most enjoy sea views. The rooms are characterised by their contemporary design, open spaces and high-quality finishes. Communal Areas for an Active and Relaxed Lifestyle Designed for well-being and outdoor living, the complex features: Communal swimming pool Fully equipped indoor gym Outdoor sports area Zen space for relaxation Exclusive access to the Cancelada Club House, with spa, sauna, additional gym and communal rooms These areas have been designed to fully enjoy the Mediterranean climate with more than 320 days of sunshine per year and an average temperature of 20°C. Energy Efficiency and Comfort The homes have a double AA energy rating, ensuring high efficiency and savings. Ducted air conditioning systems with heat pumps and reinforced doors with security locks are included for maximum peace of mind. A Unique Setting between the Sea and the Mountains Cancelada is a charming town that preserves its Andalusian tradition in harmony with the modernity of the New Golden Mile. Its whitewashed streets, flower-filled courtyards and relaxed atmosphere coexist with first-class golf courses, marinas, luxury hotels such as the Kempinski Resort and a wide range of cuisine to suit all tastes. Key distances: Cancelada beach: 1.6 km Estepona town centre: 12 km Marbella: 13 km Malaga International Airport: 70 km Flamingos Golf: 3 km Costa del Sol Equestrian Art School: 1.5 km Laguna Village Shopping Centre: 8 km Don't miss this unique opportunity to live or invest in one of the most promising areas of the Costa del Sol. Contact us today and discover your new home in Cancelada, Estepona.



## Features:

### Features

Gym  
garden  
Terrace: 10 Msq.  
Parking - Space  
Near Commercial Center  
Communal Pool  
Gated  
Number of Parking Spaces: 1  
Near Schools  
WC: 1  
Double Bedrooms: 3  
Air Conditioning: Yes, Pre-Installed  
Storage / Trastero  
Elevator/Lift  
Location: Coastal, Urbanisation  
Beach: 1600 Meters  
Useable Build Space: 102 Msq.

### Energy Rating

A

### CO2 Emission Rating

A