



## Ground Floor Apartment for sale in Estepona, Estepona

445.000 €

Referenz: R5170753 Schlafzimmer: 3 Badezimmer: 2 Grundstücksgröße: 162m<sup>2</sup> Garten: 138m<sup>2</sup> Terrasse: 33m<sup>2</sup>





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## Costa del Sol, Cancelada

### Ground Floor 3-Bed Corner Apartment with Large Garden and Natural Light – Le Mirage, New Golden Mile

Located in the stylish Le Mirage development on Estepona's New Golden Mile, this bright and spacious contemporary apartment combines modern comfort with a privileged setting. Just a short walk from the charming village of Cancelada and close to the renowned Villa Padierna Hotel and golf course, the property offers an excellent lifestyle opportunity.

This corner unit, with a south-facing orientation and large windows, enjoys abundant natural light throughout the day. Situated on the ground floor, it features an impressive private garden of 161m<sup>2</sup> – the largest in the complex – ideal for outdoor living all year round.

The apartment offers a spacious living-dining area with access to a covered terrace and garden, an open-plan kitchen fully equipped with Bosch appliances, three bedrooms with built-in wardrobes, and two bathrooms finished to high standards. The master bedroom also opens directly onto the garden, while the other two bedrooms enjoy views of green areas.

It is sold unfurnished and includes an extra-large underground parking space of 67m<sup>2</sup> built (32m<sup>2</sup> usable), perfect for a large car, motorbike, or additional storage.

The gated complex features a communal swimming pool with sun loungers and access to the nearby Santa Vista Club, offering sports areas, a gym, and leisure facilities.

Ideally located within walking distance to supermarkets, restaurants, pharmacy, and a local school in Cancelada, and just a short drive from the beach, golf courses like Los Flamings, Estepona town, Puerto Banús and Marbella.

An ideal home for permanent living, a holiday getaway or a smart investment in one of the Costa del Sol's most dynamic areas.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
Solarium  
Holzböden  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Berg  
Land  
Garten

### Pool

Gemeinschaft

### Sicherheit

Gated Complex  
Elektrische Jalousien  
Eingabetelefon

### Energiebewertung

C

### Orientierung

Süden  
Südost

### Einstellung

Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
Land  
Dorf

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Straße

### CO2 -Emissionsbewertung

B

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent  
Kürzlich renoviert

### Garten

Gemeinschaft  
Privat  
Angelegt

### Kategorie

Ferienhäuser  
Investition  
Golf  
Luxus  
Wiederverkauf  
Mit Baugenehmigung  
Zeitgenössisch