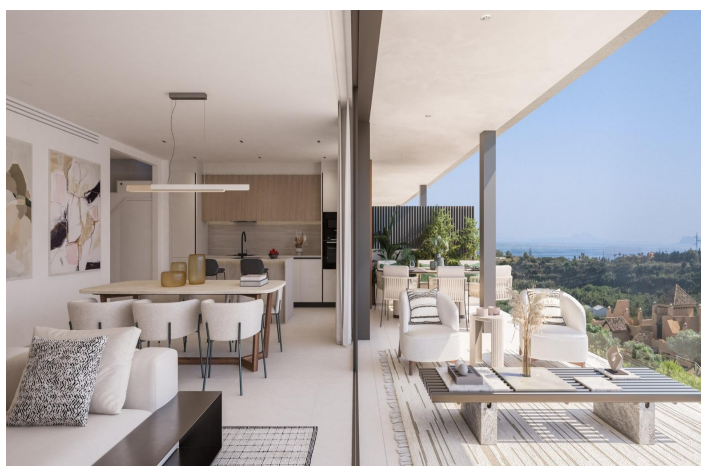




## Ground Floor Apartment for sale in Estepona, Estepona

**730,000 €**

Reference: SP1219   Bedrooms: 3   Bathrooms: 2   Build Size: 167m<sup>2</sup>   Terrace: 57m<sup>2</sup>





## Costa del Sol, Estepona

New Build Homes in Estepona's Exclusive New Golden Mile Prime Location in Cancelada, Estepona Discover a unique residential development in Cancelada, located in Estepona's prestigious New Golden Mile, one of the most desirable areas on the Costa del Sol. Known for its tranquility, natural beauty, and proximity to first-class amenities, Cancelada offers the perfect setting to enjoy a Mediterranean lifestyle where the sea and mountains meet in harmony. Distances to key points of interest: Beach: 2 km Puerto Banús: 12 km Marbella: 20 km Estepona town center: 10 km Málaga International Airport: 65 km Golf courses: Flamingos, El Campanario, Atalaya, and more within 2-5 km Modern Homes with Spacious Layouts This exclusive development offers a variety of property types to suit all needs: 2, 3, and 4-bedroom residences Ground and middle floor units with big terraces Penthouses with private solariums and panoramic views Townhouses with multiple terraces All homes feature open-plan interiors, large southwest-facing terraces, and high-quality finishes. Natural light floods every room, creating bright and welcoming spaces perfect for year-round living. High-Quality Features and Energy Efficiency Each residence is designed with comfort and sustainability in mind, including: Aerothermal hot water and air conditioning Bathrooms with furniture, mirrors, and shower screens Electric underfloor heating in bathrooms Private parking space and storage room included Exclusive Communal Amenities The development's design enhances residents' quality of life, offering exceptional communal areas such as: Landscaped Mediterranean gardens and walking paths Relaxation areas and community lounge Swimming pool Fully equipped gym and spa Lifestyle in Estepona's New Golden Mile Cancelada is a paradise for golf lovers, with some of Andalusia's most prestigious courses just minutes away. The Costa del Sol, also known as the "Costa del Golf," boasts more than 70 courses, making it a dream destination for golf enthusiasts. Residents also benefit from easy access to international schools, modern hospitals, shopping centers, exclusive boutiques, cultural venues, and world-class dining. With over 320 days of sunshine a year and an average temperature of 20°C, Estepona is the perfect place to enjoy the Mediterranean lifestyle. Secure Your Dream Home in Estepona Don't miss the opportunity to live in one of the most sought-after locations on the Costa del Sol. Contact us today to arrange a visit and discover your future home in Estepona's New Golden Mile.



## Features:

### Features

Gym

Terrace: 57 Msq.

Double Bedrooms: 3

Near Commercial Center

Location: Coastal, Urbanisation

Communal Pool

Under-Build / Basement

Beach: 1800 Meters

Parking - Space

Gated

Number of Parking Spaces: 1

Near Schools

Useable Build Space: 113 Msq.

Space

Elevator/Lift

Storage / Trastero

### Energy Rating

B

### CO2 Emission Rating

B