



## Ground Floor Apartment for sale in Cancelada, Estepona

328,000 €

Reference: R5044336 Bedrooms: 2 Bathrooms: 2 Plot Size: 27m<sup>2</sup> Build Size: 97m<sup>2</sup> Terrace: 18m<sup>2</sup>





---

## Costa del Sol, Cancelada

Modern apartment located in the desirable Cancelada area, just a short walk to all essential services and a short drive to the beach and Los Flamingos, this apartment offers both convenience and comfort. Featuring an open-plan living area that leads to a private 18 m<sup>2</sup> terrace and a 30 m<sup>2</sup> garden, this home is perfect for indoor-outdoor living. The fully equipped kitchen opens into the living space. Both bedrooms have en-suite bathrooms and fitted wardrobes for ample storage. The complex boasts two swimming pools, concierge service, and 24-hour security and a social area with a gym and covered pool. The apartment is sold with a parking space for your convenience. Situated just minutes from the centre of Cancelada, you'll have easy access to restaurants, a pharmacy, post office, bank, and more.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Gym

### Views

Garden  
Urban  
Street

### Pool

Communal  
Indoor  
Children`s Pool

### Garden

Communal  
Private

### Utilities

Electricity

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Village

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground