



## Duplex for sale in Cancelada, Estepona

**365.000 €**

Reference: R5182264 Bedrooms: 2 Bathrooms: 2 Build Size: 185m<sup>2</sup> Terrace: 70m<sup>2</sup>





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## Costa del Sol, Cancelada

Exceptional Duplex Flat in Tranquil Lomas de Retamar, Cancelada, Estepona – Stunning Views, Expansive Terraces, and Expansion Potential! Seize this remarkable opportunity to own a bright and versatile duplex flat in the esteemed Lomas de Retamar urbanisation, nestled in the charming village of Cancelada, Estepona, on the Costa del Sol. Spanning 123 m<sup>2</sup> across two floors with an additional 62 m<sup>2</sup> of outdoor terraces, this south-facing property combines spacious living with breathtaking open views, making it ideal for those seeking a peaceful retreat with a unique touch. Built in 2005 within a well-maintained gated community, it offers a serene residential setting close to Andalusian attractions like the historic whitewashed village of Cancelada, featuring its Parish Church and Pilgrimage of San Isidro. With an energy certificate rating of C for consumption and emissions, it's efficient and ready for modern living. Key Features: Ground Floor (74 m<sup>2</sup>): Welcoming living-dining room with direct terrace access, a modern kitchen (with potential for an American-style open plan) leading to a second terrace equipped with a built-in barbecue, a guest toilet with shower, and two bedrooms – one en-suite with a bathtub and both featuring built-in wardrobes. Upper Floor (49 m<sup>2</sup>): Expansive open-plan space, perfect as a home office, games room, gym, or leisure area, with the exciting option to add a third bedroom and bathroom for enhanced versatility. Outdoor Havens: Two generous terraces totaling 62 m<sup>2</sup>, ideal for al fresco dining, chill-out zones, or barbecues, boasting pleasant unobstructed views of the surrounding landscapes. Convenient Extras: Included private garage parking space, air conditioning throughout, a lift for easy access, and visitor parking within the urbanisation's well-kept grounds. Community Perks: Enjoy lush communal gardens and green spaces in this family-friendly development, promoting a relaxed lifestyle. Prime Location: Just minutes from top-rated schools like Colegio Ramón Lago and IES Profesor Tomás Hormigo, supermarkets, restaurants, pharmacies, and public transport. A short drive to stunning beaches such as El Saladillo and Villacana, and surrounded by prestigious golf courses including Los Flamingos, Atalaya, and El Paraíso. Excellent connectivity to San Pedro Alcántara, Puerto Banús, Marbella, Estepona's vibrant town centre, and Málaga Airport (45 minutes away), blending rural charm with urban convenience in this up-and-coming area between mountains and sea. This duplex is a true gem for year-round living or a holiday escape, with immense potential to customise. Contact us today to arrange a viewing!



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Vicino ai mezzi di trasporto  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Solarium  
Fibra ottica

### Viste

Campagna  
Giardino  
Giardino

### Piscina

Condominiale

### Giardino

Condominiale

### Orientamento

Nord  
Sud

### Collocamento

Area commerciale  
Vicino al golf  
Zona urbana  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Mobilia

Non arredato

### Sicurezza

Complesso residenziale privato  
Citofono

### Climate Control

Aria condizionata

### Condizione

Buona

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo  
Garage  
Privato  
Coperto