



## Ground Floor Apartment for sale in Cancelada, Estepona

**570.000 €**Reference: R5216314   Bedrooms: 3   Bathrooms: 2   Build Size: 135m<sup>2</sup>   Terrace: 35m<sup>2</sup>



## Costa del Sol, Cancelada

Modern Elegance in the Heart of the New Golden Mile – 3 Bedroom Apartment in Cancelada, Estepona Step into contemporary coastal living with this beautifully designed 3-bedroom, 2-bathroom apartment in the sought-after Oceana Views development in Cancelada – one of Estepona's most prestigious and up-and-coming neighborhoods along the vibrant New Golden Mile. Built in 2024, this nearly-new home is a seamless blend of modern style and effortless comfort. Inside, clean architectural lines and warm neutral tones create a serene atmosphere, while high-end finishes and designer furnishings offer a turn-key luxury lifestyle. The spacious open-plan living area flows gracefully onto a large covered terrace – perfect for entertaining or simply soaking in panoramic views of the surrounding hills and azure skies. The primary suite is a true retreat, complete with an en-suite bathroom and generous built-in wardrobes. Two additional bedrooms offer flexible sleeping or working space, and all benefit from natural light and stylish black-accented window treatments. Both bathrooms are elegantly appointed, one with a sleek walk-in rain shower and the other with a soaking tub – ideal for relaxation. Key Features: - 3 spacious bedrooms and 2 stylish bathrooms - Open-plan living and dining with direct terrace access - High-quality finishes and sophisticated, neutral decor - Large private terrace with lounge area and sweeping views - Private underground garage - 12m<sup>2</sup> private storage room for convenience Exclusive Amenities in the Community Clubhouse: Residents enjoy access to a first-class clubhouse featuring a fully equipped gym, sauna, hammam, indoor pool, stylish changing rooms, a relaxing chill-out area, and an on-site restaurant. The large outdoor pool is open all year round – a rare luxury in the region. Why the New Golden Mile? Positioned between the glamorous Marbella and vibrant Estepona town, the New Golden Mile offers the best of both worlds. Just moments from Cancelada village, you'll find charming local eateries, shops, and cafes within walking distance. You're also a short drive from world-class golf courses, sandy beaches, international schools, and luxury beach clubs like Villa Padierna, Anantara, and Las Dunas. This prime location also boasts excellent connectivity to Malaga Airport (45 minutes), Puerto Banús (10 minutes), and Marbella (15 minutes), making it ideal as a permanent residence, stylish holiday home, or high-return investment property.



## Features:

Caratteristiche	Orientamento	Climate Control
Terrazza coperta	Sud -ovest	Pre -installato a/c
Ascensore		Freddo a/c
Vicino ai mezzi di trasporto		Caldo a/c
Terrazza privata		
TV satellitare		
Ripostiglio		
Bagno privato		
Pavimenti in marmo		
Doppio vetro		
Armadi a muro		
Wifi		
Palestra		
Sauna		
Ristorante in loco		
Vicino alla moschea		
Vicino alla chiesa		
Fibra ottica		
Viste	Collocamento	Condizione
Montagna	Vicino al golf	Eccellente
Panoramica	Zona urbana	
Giardino	Vicino al mare	
Piscina	Vicino ai negozi	
	Vicino alla città	
	Vicino alle scuole	
Piscina	Mobilia	Cucina
Condominiale	Opzionale	Completamente arredata
Riscaldata		
Interna		
Giardino	Sicurezza	Parcheggio
Condominiale	Complesso residenziale privato	Sotterraneo
	Citofono	Privato
Utility	Categoria	Valutazione energetica
Elettricità	Investimento	B
Acqua potabile	Lusso	
Telefono	Rivendita	
	Contemporary	

### Valutazione delle emissioni di CO2

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