



## Ground Floor Apartment for sale in Cancelada, Estepona

499,000 €

Reference: R5407300 Bedrooms: 2 Bathrooms: 2 Build Size: 86m<sup>2</sup> Terrace: 20m<sup>2</sup>





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## Costa del Sol, Cancelada

Welcome to this stylish ground-floor apartment in the sought-after Oceana Views development in Cancelada, ideally located between Estepona and Marbella. This modern property combines comfort and luxury with beautiful views of the Mediterranean Sea, the valley, and the surrounding mountains.

The bright living and dining area with open kitchen opens directly onto the spacious west-facing terrace, where you can enjoy peace, space, and spectacular sunsets. The apartment features two generous bedrooms and two bathrooms (one of which is en-suite), and is part of a well-maintained community with a large communal pool. Residents also enjoy exclusive access to a clubhouse with gym, heated indoor pool, sauna, and restaurant.

The property is sold with a private parking space and storage room. Its excellent location places beaches, golf courses, shops, and restaurants within easy reach, with both Estepona and Marbella just a short drive away. This makes the apartment ideal as a permanent residence, holiday home, or investment.

With a transferable rental licence, professional property management service, and proven gross rental income of €26,000 in 2025, this property offers a hassle-free and profitable investment.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Restaurant On Site

### Views

Sea Views  
Mountain  
Panoramic  
Country

### Pool

Communal  
Heated  
Indoor

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

B

### Orientation

West  
South West

### Setting

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

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Communal

### Energy Rating

B