



## Middle Floor Apartment for sale in Cancelada, Estepona

425,000 €

Reference: R5139925 Bedrooms: 3 Bathrooms: 2 Build Size: 119m<sup>2</sup> Terrace: 23m<sup>2</sup>





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## Costa del Sol, Cancelada

Available for viewings starting from 3rd of October. ? A rare opportunity to own a modern 3-bedroom, 2-bathroom apartment with exceptional lifestyle amenities and unbeatable investment potential in the heart of the Costa del Sol. Bright and stylish first-floor apartment with south-facing orientation, offering plenty of natural light and a spacious private terrace for outdoor living. The property features 3 bedrooms, 2 bathrooms and a contemporary open-plan kitchen with modern appliances. Located in a gated community with 24-hour security, beautifully landscaped gardens, and outdoor pool. Residents also enjoy access to the Santa Vista Clubhouse( fee per month around 37 Euro), which includes a cafeteria, restaurant, indoor heated pool, gym, sauna, kid's zone and BBQ terrace. Just 10 minutes from Puerto Banús, 15 minutes from Marbella and Estepona Old Town, and less than 5 minutes to the beach, Sublim Beach Bar, Tikitano, and luxury resorts. Surrounded by golf courses, padel, tennis, and sports facilities, this property offers both lifestyle and investment appeal. With strong rental demand, high summer occupancy, and low maintenance costs, this apartment is an excellent choice for buyers seeking a holiday home or a profitable investment on the Costa del Sol. Underground parking and a private storage room included in the price.





## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
WiFi  
Gym  
Fiber Optic

### Views

Sea Views  
Panoramic

### Pool

Communal  
Heated  
Indoor

### Garden

Communal  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water

### Orientation

South  
South West

### Setting

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

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Reduced  
Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private