



## Ground Floor Apartment for sale in Estepona, Estepona

**445,000 €**

Reference: R5170753   Bedrooms: 3   Bathrooms: 2   Plot Size: 162m<sup>2</sup>   Build Size: 138m<sup>2</sup>   Terrace: 33m<sup>2</sup>





## Costa del Sol, Cancelada

Ground Floor 3-Bed Corner Apartment with Large Garden and Natural Light – Le Mirage, New Golden Mile Located in the stylish Le Mirage development on Estepona's New Golden Mile, this bright and spacious contemporary apartment combines modern comfort with a privileged setting. Just a short walk from the charming village of Cancelada and close to the renowned Villa Padierna Hotel and golf course, the property offers an excellent lifestyle opportunity. This corner unit, with a south-facing orientation and large windows, enjoys abundant natural light throughout the day. Situated on the ground floor, it features an impressive private garden of 161m<sup>2</sup> – the largest in the complex – ideal for outdoor living all year round. The apartment offers a spacious living-dining area with access to a covered terrace and garden, an open-plan kitchen fully equipped with Bosch appliances, three bedrooms with built-in wardrobes, and two bathrooms finished to high standards. The master bedroom also opens directly onto the garden, while the other two bedrooms enjoy views of green areas. It is sold unfurnished and includes an extra-large underground parking space of 67m<sup>2</sup> built (32m<sup>2</sup> usable), perfect for a large car, motorbike, or additional storage. The gated complex features a communal swimming pool with sun loungers and access to the nearby Santa Vista Club, offering sports areas, a gym, and leisure facilities. Ideally located within walking distance to supermarkets, restaurants, pharmacy, and a local school in Cancelada, and just a short drive from the beach, golf courses like Los Flamingos, Estepona town, Puerto Banús and Marbella. An ideal home for permanent living, a holiday getaway or a smart investment in one of the Costa del Sol's most dynamic areas.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift	South East	Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Double Glazing		
Fitted Wardrobes		
Solarium		
Wood Flooring		
Access for people with reduced mobility		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Mountain	Urbanisation	Excellent
Country	Close To Sea	Recently Renovated
Garden	Close To Shops	
	Close To Town	
	Close To Schools	
	Country	
	Village	
<b>Pool</b>	<b>Kitchen</b>	<b>Garden</b>
Communal	Fully Fitted	Communal
		Private Garden
		Landscaped
<b>Security</b>	<b>Parking</b>	<b>Category</b>
Gated Complex	Underground	Holiday Homes
Electric Blinds	Garage	Investment
Entry Phone	Private	Golf
	Street	Luxury
		Resale
		With Planning Permission
		Contemporary
<b>Energy Rating</b>	<b>CO2 Emission Rating</b>	
C	B	