



## Ground Floor Apartment for sale in Estepona, Estepona

485,000 €

Reference: R5263663 Bedrooms: 3 Bathrooms: 2 Build Size: 125m<sup>2</sup> Terrace: 27m<sup>2</sup>





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## Costa del Sol, Estepona

Stunning Modern Apartment with Spacious Terrace – New Golden Mile

Price: €485.000, Location: Cancelada, Estepona

Discover the perfect blend of modern design, comfort, and a prime location. This contemporary apartment, situated in one of the most sought-after areas of the New Golden Mile, offers a luxury lifestyle within walking distance of the charming village of Cancelada and just minutes from the Mediterranean beaches.

### Key Features

**Bright & Spacious:** Boasting a generous internal living space of 90 m<sup>2</sup>, the open-plan layout is designed to maximize light, featuring floor-to-ceiling windows that create a seamless flow between indoors and outdoors.

**Outdoor Living:** Enjoy the Mediterranean sun on the large 26.7 m<sup>2</sup> private terrace. This space serves as a perfect extension of the living area, ideal for al fresco dining or lounging.

**Modern Kitchen:** A fully equipped, sleek kitchen with high-quality appliances, perfectly integrated into the main living space.

**Bedrooms:** 3 well-proportioned bedrooms with fitted wardrobes. The master suite features a stylish en-suite bathroom.

**Extras:** Equipped with hot and cold air conditioning, premium flooring, and includes a private parking space and storage unit.

### Complex Amenities

The property is located within an exclusive, gated community known for its excellent facilities:

Beautifully landscaped tropical gardens.

Large communal swimming pool with sunbathing areas.

Located in a secure, quiet, and well-maintained environment.

### Location

Positioned between Marbella and Estepona, this property offers the best of both worlds. You are within walking distance of local amenities including supermarkets, pharmacies, and top-rated restaurants in Cancelada. Some of the Costa del Sol's finest golf courses and famous beach clubs are just a short drive away.

An ideal property for permanent living, a luxury holiday home, or a solid investment with high rental potential.



## Features:

### Features

Private Terrace

Storage Room

Gym

### Views

Mountain

### Furniture

Not Furnished

### Utilities

Electricity

Drinkable Water

Telephone

### Orientation

West

### Condition

Excellent

### Kitchen

Fully Fitted

### Climate Control

Air Conditioning

### Pool

Communal

### Parking

Underground