



## Ground Floor Apartment for sale in Bel Air, Estepona

549,000 €

Reference: R5298055 Bedrooms: 2 Bathrooms: 2 Plot Size: 32m<sup>2</sup> Build Size: 92m<sup>2</sup> Terrace: 33m<sup>2</sup>





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## Costa del Sol, Bel Air

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (\*\*Estepona\*\*).

This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m<sup>2</sup> built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aerothermal energy.

Includes an underground parking space with capacity for two cars and a private storage room.

The complex offers full resort-style facilities, including:

- 2 outdoor swimming pools
- heated indoor pool
- gym
- 2 padel courts
- coworking space
- 24-hour security

Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to \*\*San Pedro de Alcántara\*\* and \*\*Puerto Banús\*\*.

An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
WiFi  
Gym  
Sauna  
Paddle Tennis  
Utility Room  
Near Church

### Views

Garden

### Pool

Communal

### Garden

Communal

Private Garden

### Utilities

Electricity

Drinkable Water

Telephone

### CO2 Emission Rating

B

### Orientation

South

### Setting

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

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
U/F Heating  
U/F/H Bathrooms

### Condition

New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Communal

### Energy Rating

B