



# Ground Floor Apartment for sale in Estepona, Estepona

581,000 €

Reference: SP1218 Bedrooms: 2 Bathrooms: 2 Build Size: 126m<sup>2</sup> Terrace: 36m<sup>2</sup>





## Costa del Sol, Estepona

### New Build Homes in Estepona's Exclusive New Golden Mile

#### Prime Location in Cancelada, Estepona

Discover a unique residential development in Cancelada, located in Estepona's prestigious New Golden Mile, one of the most desirable areas on the Costa del Sol. Known for its tranquility, natural beauty, and proximity to first-class amenities, Cancelada offers the perfect setting to enjoy a Mediterranean lifestyle where the sea and mountains meet in harmony.

#### Distances to key points of interest:

Beach: 2 km

Puerto Banús: 12 km

Marbella: 20 km

Estepona town center: 10 km

Málaga International Airport: 65 km

Golf courses: Flamingos, El Campanario, Atalaya, and more within 2-5 km

#### Modern Homes with Spacious Layouts

This exclusive development offers a variety of property types to suit all needs:

2, 3, and 4-bedroom residences

Ground and middle floor units with big terraces

Penthouses with private solariums and panoramic views

Townhouses with multiple terraces

All homes feature open-plan interiors, large southwest-facing terraces, and high-quality finishes. Natural light floods every room, creating bright and welcoming spaces perfect for year-round living.

#### High-Quality Features and Energy Efficiency

Each residence is designed with comfort and sustainability in mind, including:

Aerothermal hot water and air conditioning

Bathrooms with furniture, mirrors, and shower screens

Electric underfloor heating in bathrooms

Private parking space and storage room included

#### Exclusive Communal Amenities

The development's design enhances residents' quality of life, offering exceptional communal areas such as:

Landscaped Mediterranean gardens and walking paths

Relaxation areas and community lounge

Swimming pool

Fully equipped gym and spa

#### Lifestyle in Estepona's New Golden Mile

Cancelada is a paradise for golf lovers, with some of Andalusia's most prestigious courses just minutes away. The Costa del Sol, also known as the "Costa del Golf," boasts more than 70 courses, making it a dream destination for golf enthusiasts.



Residents also benefit from easy access to international schools, modern hospitals, shopping centers, exclusive boutiques, cultural venues, and world-class dining. With over 320 days of sunshine a year and an average temperature of 20°C, Estepona is the perfect place to enjoy the Mediterranean lifestyle.

#### Secure Your Dream Home in Estepona

Don't miss the opportunity to live in one of the most sought-after locations on the Costa del Sol. Contact us today to arrange a visit and discover your future home in Estepona's New Golden Mile.

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## Features:

### Features

Communal Pool

Parking

Private Pool

Pool

Open Views

Golf

Beach

Urban

Garden Views

Garage

Village Views

Sea Views

Countryside

First Line

Pool Views

**Energy Rating**

B

### Views

Sea Views

Panoramic Views

**CO2 Emission Rating**

B

### Setting

Beachside

Beachfront

Town