



## Ground Floor Apartment for sale in Estepona

382,000 €

Reference: SP1017 Bedrooms: 2 Bathrooms: 2 Plot Size: 47m<sup>2</sup> Build Size: 109m<sup>2</sup> Terrace: 30m<sup>2</sup>





## Costa del Sol, Estepona (town)

Modern New Build Apartments in Cancelada, Estepona – Sea Views and Premium Amenities Prime Location in the New Golden Mile This exclusive new residential development is located in Cancelada, one of the most desirable areas of the New Golden Mile of Estepona, on the Costa del Sol. Set in a privileged location just 2 km from the beach, the complex enjoys unobstructed views of the Sierra and, in most homes, stunning panoramic sea views of the Mediterranean. Located just 10 minutes from Marbella and 45 minutes from Málaga International Airport (75 km), this development offers easy access to all the region's attractions while providing a peaceful, natural setting surrounded by luxury amenities. Modern Apartments with Terraces, Gardens and Solariums The project consists of 57 new build apartments with 2 and 3 bedrooms, including: Ground floors with private gardens Middle floors with generous terraces Penthouses with wonderful sea views. Each unit includes a storage room and garage, and all homes have been designed to maximise natural light and comfort. High-quality features include double-glazed windows with thermal break, furnished kitchens with appliances, ducted air conditioning, and reinforced security doors. Energy efficiency is ensured with a double AA rating. Exclusive Community Facilities This residential complex offers a wide range of amenities to enhance your lifestyle: Swimming pool to enjoy over 320 days of sunshine per year Indoor gym and outdoor fitness area Access to the exclusive Cancelada Club House, featuring: Spa and sauna Fully equipped gym Café and lounge area These services provide an ideal combination of wellness, leisure, and convenience for both year-round residents and holiday homeowners. Surrounded by Golf, Equestrian Centres and Luxury Resorts Cancelada is known for its proximity to some of the best golf courses in Andalusia, including: Flamingos Golf – 3 km El Paraíso Golf Club – 5 km Atalaya Golf & Country Club – 6 km El Campanario Golf – 4 km For equestrian lovers, the Escuela de Arte Ecuestre Costa del Sol, approved by the British Horse Society, is just a short drive away. The area is also home to iconic resorts like the Kempinski Hotel and Villa Padierna Palace, reflecting the luxury lifestyle Cancelada is known for. A Perfect Blend of Tradition and Modern Living Estepona's charm lies in its perfect mix of whitewashed old town streets, flower-filled balconies, and a vibrant modern atmosphere. With both the Mediterranean Sea and Sierra Bermeja mountains as a backdrop, the town offers an unbeatable quality of life on the Costa del Sol. Contact us today to receive more information or arrange a visit to this unique development in Cancelada – and secure your place on the New Golden Mile.



## Features:

### Features

Gym  
Location: Coastal, Urbanisation  
Parking - Space  
Near schools  
Communal Pool  
Near Commercial Center  
Near Golf / Golf Resort Property  
Number of Parking Spaces: 1  
Gated  
Terrace: 30 Msq.  
Double Bedrooms: 2  
garden  
Air Conditioning: Yes  
Elevator/Lift  
Beach: 1800 Meters  
Useable Build Space: 77 Msq.

### Energy Rating

B

### CO2 Emission Rating

B