



## Ground Floor Apartment for sale in Cancelada, Estepona

449,000 €

Reference: R5014627 Bedrooms: 3 Bathrooms: 2 Build Size: 100m<sup>2</sup> Terrace: 28m<sup>2</sup>





## Costa del Sol, Cancelada

Stylish Ground Floor Apartment Just 5 Minutes from the Beach – Cancelada, Costa del Sol

Welcome to this beautifully presented 3-bedroom, 2-bathroom ground floor apartment located in the sought-after area of Cancelada, just a 5-minute walk from the beach and close to golf courses, shops, schools, and town amenities.

With 100 m<sup>2</sup> of interior space and a generous 28 m<sup>2</sup> private terrace, this south-facing apartment offers a perfect blend of indoor comfort and outdoor living.

Situated within a well-maintained urbanisation, the property enjoys access to a communal pool and gardens, creating a tranquil and secure environment ideal for both permanent living and holidays.

### Property Highlights:

South-facing orientation for all-day sun

Spacious terrace perfect for relaxing or entertaining

Air conditioning (hot & cold) throughout

Modern kitchen, fully fitted with quality appliances

Marble flooring and double glazing for comfort and style

Fitted wardrobes, utility room, and storage room

Underground private parking included

Whether you're looking for a full-time residence, a holiday home, or a solid investment, this apartment ticks all the boxes.

Don't miss the chance to own a piece of the Costa del Sol lifestyle – just minutes from the beach, yet close to everything you need.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Setting

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

### Kitchen

Fully Fitted

### Orientation

South

### Condition

Excellent

### Garden

Communal

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Pool

Communal

### Parking

Underground  
Private