HI HOMES

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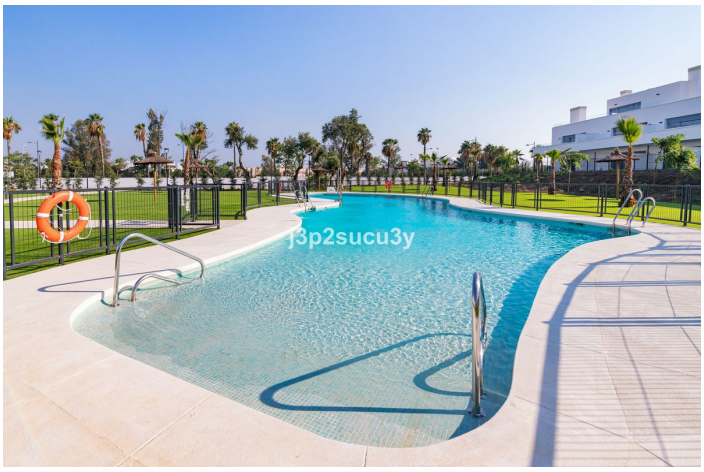
Middle Floor Apartment for sale in Bel Air, Estepona

443,000 €

Reference: R5332453 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 97m^2 **Terrace:** 20m^2











Costa del Sol, Bel Air

Brand New Apartment Ready to Move In – Unfurnished

A magnificent opportunity to be the first to live in this apartment in Acqua Garden, an exclusive newly built residential complex (2025), located just 5 minutes' walk from Cancelada Beach, between the prestigious Puerto Banús and the vibrant Estepona.

The fully gated community with 24-hour security offers a wide range of amenities, including a swimming pool, gym, landscaped gardens, coworking space, and pleasant internal walkways.

Apartment Features. The apartment stands out for its location and layout:
- First-floor apartment with views of the park and next to a peaceful decorative pond, away from the noise of the pool area.
- West-facing orientation, ideal for enjoying sunshine from midday until sunset.
- Master bedroom en-suite with walk-in wardrobe and shower.
- Second bedroom with a separate bathroom featuring a bathtub.
- Spacious and bright living-dining area with an open-plan kitchen, leading through large windows to a 20 m² covered terrace, perfect as a relaxation area or outdoor dining space.

Comfort All Year Round. The property is designed for maximum comfort with:
- Underfloor heating in both bathrooms
- Aerothermal system for hot water, significantly reducing energy consumption
- Air conditioning (hot/cold) with Airzone system, allowing independent temperature control in each room

Excellent Location
- 14 km from Marbella, 8 km from Puerto Banús, and 8 km from Estepona
- 50 minutes from Málaga–Costa del Sol Airport
- Supermarkets (Mercadona and Lidl), pharmacy, gym, bank, cafés, and restaurants such as Vovem or Exe Estepona Thalasso & Spa are just a short walk away.
- The area offers a wide variety of dining options, from charming beach restaurants like Antigua Beach Club to the exclusive Villa Padierna Palace Hotel, as well as traditional steakhouses, Irish pubs, Italian ice cream parlours, and international cuisine.

International Schools Nearby. Several well-known international schools are located close to Cancelada:
- Queens British Grammar School
- Laude San Pedro International College
- San José International School
- Atalaya International School
- Swans International School
- Aloha College Marbella

Bel-Air, Estepona is a charming residential area that combines the atmosphere of a traditional Andalusian village with modern luxury developments. Strategically located between Marbella, Puerto Banús, and Estepona, it offers all essential services within walking distance (supermarkets, restaurants, pharmacy, banks, cafés), proximity to prestigious international schools, and easy access to peaceful beaches with a promenade. Surrounded by golf courses and with

excellent road connections, it is an ideal location both for families and for those seeking a second home on the Costa del Sol.

Contact us today for more details or to schedule a viewing.

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Features:

Features
Lift
Near Transport
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
Gym
Near Church
Access for people with reduced mobility
Near Mosque

Orientation
West

Climate Control
Air Conditioning

Views
Sea
Panoramic
Garden
Pool

Setting
Close To Golf
Urbanisation
Close To Sea
Close To Shops

Condition
Excellent
New Construction

Pool
Communal

Furniture
Not Furnished

Kitchen
Fully Fitted

Garden
Communal

Security
Gated Complex
24 Hour Security
Alarm System
Entry Phone

Parking
Underground
Communal

Utilities
Electricity
Drinkable Water

Category
Holiday Homes
Investment
Resale
Golf
Luxury
Contemporary