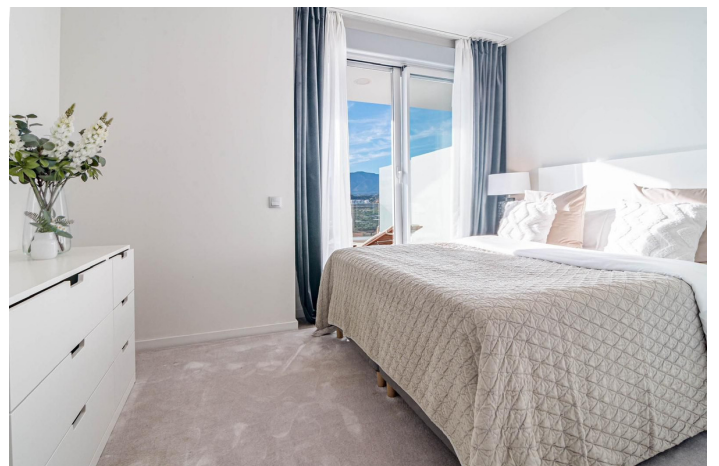
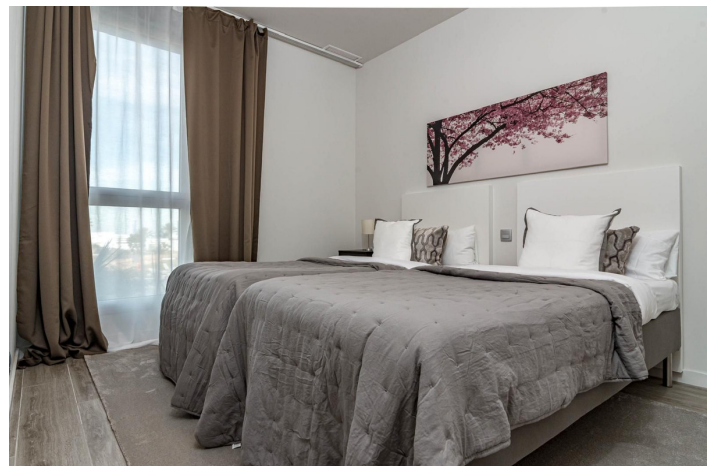




## Middle Floor Apartment for sale in Cancelada, Estepona

485,000 €

Reference: R5411761 Bedrooms: 3 Bathrooms: 2 Build Size: 152m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Cancelada

Spacious 3-Bedroom Apartment in the Prestigious Le Mirage III Development, Cancelada

This spacious and beautifully maintained 3-bedroom apartment is located in the highly sought-after Le Mirage III residential complex in Cancelada, on the New Golden Mile between Marbella and Estepona.

The property features three generously sized bedrooms, two modern bathrooms, and a bright open-plan living and dining area with a fully equipped American-style kitchen. The apartment is sold fully furnished and ready for immediate occupancy or rental.

The kitchen is fitted with all necessary appliances, including a refrigerator, microwave, oven, electric hob, dishwasher, washing machine, and hot water boiler.

A hot and cold air-conditioning system provides year-round comfort throughout the apartment. Two of the guest bedrooms overlook the landscaped communal gardens and swimming pool area, while the master bedroom and living room open onto a spacious terrace with stunning open views of the Mediterranean Sea and surrounding mountains.

The property benefits from a valid tourist rental licence and offers excellent rental income potential, making it an outstanding investment opportunity as well as an ideal permanent residence or holiday home.

Included in the sale price:

- \* Private underground parking space
- \* Storage room

Residents of Le Mirage III enjoy access to an exclusive Club House featuring:

- \* Fully equipped gym
- \* Sauna
- \* Heated indoor swimming pool

The gated community offers a high level of security and convenience, including 24-hour security patrols and concierge service.

A fantastic opportunity to own a stylish apartment in one of the most desirable developments on the New Golden Mile, combining comfort, premium amenities, security, and excellent investment potential.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Double Glazing  
Utility Room  
WiFi  
Gym  
Fiber Optic  
Sauna  
Restaurant On Site

### Views

Sea  
Mountain  
Panoramic

### Pool

Communal  
Heated  
Indoor

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Orientation

South West

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds

### Category

Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground