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Ground Floor Apartment for sale in Cancelada, Estepona

549,000 €

Reference: R5453701 **Bedrooms:** 2 **Bathrooms:** 2 **Plot Size:** 40m^2 **Build Size:** 138m^2 **Terrace:** 25m^2











Costa del Sol, Estepona

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment

– Just 50 Metres from the Beach | Park Beach, Estepona
An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach.
The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately.
A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential.
Key Features:
• Park Beach, near Cancelada, Estepona
• Only 50 metres from the beach
• Ground floor apartment
• 2 bedrooms & 2 bathrooms
• Direct access to the communal pool and gardens
• Private terrace
• Fully furnished
• Potential to convert into a 3-bedroom apartment
• Excellent investment or holiday home
Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7–8 minutes by car, offering the perfect balance of tranquillity and convenience.
Energy Performance Certificate (EPC):
• Energy Rating: E – 72.7 kWh/m²/year
• CO_2 Emissions: D – 13.2 kg CO_2/m²/year

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Features:

Features
Covered Terrace
Private Terrace
Marble Flooring

Views
Garden

Pool
Communal

Garden
Communal
Private

Utilities
Drinkable Water

Energy Rating
E

Orientation
South

Setting
Close To Sea
Close To Shops
Close To Schools

Furniture
Fully Furnished

Security
Gated Complex
Electric Blinds

Category
Holiday Homes
Investment
Beachfront
Golf

Climate Control
Air Conditioning
Fireplace

Condition
Good
Excellent

Kitchen
Fully Fitted

Parking
Street

CO2 Emission Rating
D