



Ground Floor Apartment for sale in Cancelada, Estepona

649,000 €

Reference: R5453701 Bedrooms: 2 Bathrooms: 2 Plot Size: 40m² Build Size: 138m² Terrace: 25m²





Costa del Sol, Cancelada

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, Cancelada, 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, El Saladillo, 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
- Tourist licence permitted by the community
- 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
- CO₂ Emissions: D – 13.2 kg CO₂/m²/year

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 Golf
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