



Ground Floor Apartment for sale in Bel Air, Estepona

615,000 €

Reference: R5524234 Bedrooms: 2 Bathrooms: 2 Plot Size: 32m² Build Size: 115m² Terrace: 33m²





Costa del Sol, Bel Air

Exclusive Brand-New Ground Floor Apartment with Private Garden and 65 m² of Outdoor Space on the New Golden Mile

Discover this magnificent brand-new, fully furnished ground floor apartment, located in an exclusive resort-style residential complex in Cancelada, one of the most sought-after areas of Estepona's New Golden Mile.

Combining contemporary design, comfort and generous outdoor living spaces, this property offers the feeling of living in a private villa while enjoying all the benefits and facilities of a luxury residential resort.

With a total area of 180 m², the property offers an excellent layout:

115 m² built area

92 m² usable interior space

33 m² private terrace

32 m² south-facing private garden

One of the property's main highlights is its 65 m² of private outdoor space. The spacious terrace and south-facing garden become a natural extension of the living area, perfect for enjoying sunny breakfasts, al fresco dining or relaxing evenings throughout the year.

Inside, natural light takes centre stage. Large floor-to-ceiling windows connect the living room with the terrace and garden, creating a seamless flow between indoor and outdoor living.

The apartment features 2 bedrooms and 2 bathrooms, with a modern and functional layout designed to provide maximum comfort and convenience.

Every detail has been carefully considered to ensure exceptional comfort, including a fully fitted kitchen with Siemens appliances, independent Airzone climate control in each room, and underfloor heating powered by an aerothermal system, ensuring a pleasant indoor temperature all year round.

The property is sold fully furnished, allowing you to move in and start enjoying your new home from day one, without any hassle.

It also includes an underground parking space with capacity for two vehicles and a private storage room.

The residential complex offers a true resort-style lifestyle, with excellent facilities designed for relaxation, leisure and well-being without ever having to leave home:

2 outdoor swimming pools surrounded by landscaped gardens

Heated indoor swimming pool for year-round enjoyment



Fully equipped gym

2 padel courts

Coworking space

24-hour security

Its location is another major advantage. Situated in Cancelada, in the heart of the New Golden Mile, the property enjoys a peaceful and pleasant residential setting, just minutes from beautiful beaches, golf courses, restaurants and supermarkets, with excellent connections to San Pedro de Alcántara, Puerto Banús and Estepona town centre.



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Fitted Wardrobes
Utility Room
WiFi
Gym
Near Church
Sauna
Paddle Tennis

Views

Garden

Orientation

South

Climate Control

Air Conditioning
Pre Installed A/C
Cold A/C
Hot A/C
U/F Heating
U/F/H Bathrooms

Setting

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

Condition

Excellent
New Construction

Pool

Communal
Heated
Indoor
Children`s Pool

Furniture

Fully Furnished

Kitchen

Fully Fitted

Garden

Communal
Private

Security

Gated Complex
24 Hour Security
Entry Phone

Parking

Underground
Communal

Utilities

Electricity
Drinkable Water
Telephone

Category

Holiday Homes
Investment
Resale
Golf
Luxury
Contemporary

CO2 Emission Rating

B

Energy Rating

B