

**Sales - Apartment - Cancelada**  
**495.000€**



**Ref.-ID: MIBGR4187710**

**Cancelada**

**Apartment**

**Community: 3,600 EUR / year**

**IBI: 817 EUR / year**



**3**



**2**



**92 m2**

Discover this exquisite first-floor apartment located in the prestigious urbanisation in Cancelada, Estepona. With its prime location, you'll find an abundance of restaurants, grocery shops, and amenities just a short walk away, making it a convenient and desirable choice for modern living. The apartment features a spacious west-facing terrace overlooking the lush communal gardens, offering a serene outdoor space for relaxation or entertaining. Inside, the interiors exude contemporary elegance. The living room and all three bedrooms are thoughtfully designed with modern finishes, while the fully equipped kitchen ensures a seamless culinary experience. Comfort is paramount, with air conditioning installed in the living room and bedrooms. Each bedroom includes built-in wardrobes for ample storage, and both the living room and kitchen provide direct access to the terrace, blending indoor and outdoor spaces beautifully. Added conveniences include a dedicated underground parking space and a storage room, all included in the price. Although the property is rented until the end of March 2025, viewings are welcomed, offering you the opportunity to explore what could be your next family home. Don't miss out on this perfect blend of style, comfort, and location!

**Setting**

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

**Features**

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Ensuite Bathroom
- ✓ Access for people with reduced mobility
- ✓ Double Glazing

**Utilities**

- ✓ Electricity
- ✓ Drinkable Water

**Orientation**

- ✓ South West
- ✓ West

**Furniture**

- ✓ Fully Furnished

**Category**

- ✓ Golf
- ✓ Luxury
- ✓ Contemporary

**Condition**

- ✓ Excellent

**Kitchen**

- ✓ Fully Fitted

**Pool**

- ✓ Communal
- ✓ Children`s Pool

**Garden**

- ✓ Communal

**Climate Control**

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

**Security**

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone

**Views**

- ✓ Garden
- ✓ Pool

**Parking**

- ✓ Underground