

CANCELADA

from 444,000 €

REFERENCE R5266156

# Exceptional Brand-New Apartment in Cancelada, Estepona: Your Gateway to Southern Spain Luxury Living

| 2 | 2 | 91 m² | 18 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Discover an unparalleled opportunity to embrace the quintessential Mediterranean lifestyle with this exquisite brand-new apartment, ideally situated in the charming and sought-after area of Cancelada, Estepona. Nestled on the sun-drenched Costa del Sol, a jewel in Southern Spain, this property offers more than just a home; it presents a vibrant community, breathtaking surroundings, and an investment in an enviable quality of life. Cancelada, a picturesque village within the expansive municipality of Estepona, boasts an authentic Andalusian character, blending traditional charm with modern conveniences. Its strategic location provides residents with immediate access to stunning beaches, world-class golf courses, and an array of amenities, all under the glorious Spanish sun. This exclusive development by Luxury Realty promises a blend of sophistication, comfort, and security, designed for those who appreciate the finer things in life.

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Step inside this meticulously designed residence, boasting a generous 91 m² of built space, with 73 m² dedicated to elegant interior living. The apartment features two spacious bedrooms, offering ample light and tranquility. Complementing these are two exquisitely appointed bathrooms, one of which is a luxurious en-suite, ensuring privacy and convenience for the master occupants. Each bathroom is finished with high-quality fixtures and fittings, reflecting a commitment to superior craftsmanship. The heart of the home is a welcoming living room, designed for relaxation and entertaining, seamlessly connecting to other areas. The kitchen is a true highlight: a fully fitted, state-of-the-art culinary space equipped with premium appliances and sleek finishes, ready to inspire gastronomic delights. A dedicated utility room adds practicality, while an additional guest room provides flexibility for visitors or can be adapted into a home office. For storage needs, a convenient storage room is also included. The property is offered unfurnished, presenting a unique canvas for you to imprint your personal style and create a bespoke living environment that truly reflects your taste and preferences.

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Beyond the elegant interiors, this apartment extends its allure to the outdoors with a delightful 18 m² terrace, perfectly oriented to the west. This orientation ensures abundant afternoon sunshine, making it an ideal spot for al-fresco dining, enjoying a morning coffee, or simply unwinding as you watch the spectacular sunsets over the Andalusian landscape. The development itself is a sanctuary of leisure and convenience. Residents have exclusive access to a magnificent communal swimming pool, offering a refreshing escape during warm summer days and a perfect spot for relaxation. Surrounding the pool, a beautifully landscaped communal garden provides a serene backdrop, inviting leisurely strolls and moments of calm amidst lush greenery. Practicality is also paramount, with a private garage offering one dedicated parking space, ensuring secure and convenient vehicle storage.

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This brand-new apartment is equipped with an impressive array of modern facilities designed to enhance comfort, security, and connectivity. Experience year-round optimal temperatures with both air conditioning and central heating systems, providing a perfect climate regardless of the season. The installation of double glazing throughout the property not only contributes to energy efficiency but also ensures a peaceful indoor environment. Security is paramount within this exclusive gated community, reinforced by a sophisticated video entrance system, an advanced alarm system, and robust security shutters on windows and doors. Further peace of mind is provided by 24-hour service and surveillance cameras strategically placed around the complex. Connectivity is seamless with internet - Wi-Fi readily available, supporting both work and leisure needs. For added convenience, a modern lift provides easy access to all floors, and a dedicated laundry room simplifies daily chores. Residents can also maintain an active lifestyle without leaving the premises, thanks to an on-site gym, equipped with state-of-the-art fitness equipment.

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The location of this apartment in Cancelada, Estepona, is undeniably one of its greatest assets, offering an enriched lifestyle in the heart of Southern Spain. Living here means having everything at your fingertips. Amenities near and transport near ensure that daily necessities and travel are effortlessly managed. For families, the proximity to a children's playground and close to schools makes it an ideal setting. Golf enthusiasts will revel in being close to world-class golf courses, with many renowned clubs just a short drive away. The allure of the Mediterranean Sea is never far, with close to sea / beach access allowing for spontaneous beach days and aquatic adventures. For retail therapy and essential services, being close to shops means convenience is key, while proximity to town offers cultural experiences, fine dining, and vibrant nightlife. Enjoy pool views from the communal areas, adding to the serene ambiance. This property isn't just a home; it’s an entrance to a lifestyle defined by sun, sea, golf, and genuine Spanish charm, all within a secure and luxurious environment. It represents an exceptional

investment opportunity in one of Europe's most desirable coastal regions, promising both an idyllic retreat and significant appreciation potential.

## Details

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| Reference | R5266156 | Property Type | Apartment |
| Status | Sale | Price | from 444,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 91 m² | Plot Size | – |
| Terrace | 18 m² | Parking places | by request |

## Features

New development, Pool, Air conditioning, Lift, Private garden, Alarm system, Parking