

CANCELADA

645,000 €

REFERENCE R5462386

# Experience Unrivalled Luxury at Nineteen41: A Contemporary Masterpiece on the New Golden Mile by Luxury Realty

| 2 | 2 | 100 m² | 20 m² |
|---|---|---|---|
| BEDROOMS | BATHROOMS | BUILT | TERRACE |













# Description

Welcome to an unparalleled living experience, meticulously crafted within the prestigious Nineteen41 development. Presented exclusively by Luxury Realty, this exceptional new-build apartment sets a new benchmark for contemporary luxury on the coveted New Golden Mile. Nestled in Cancelada, a charming and strategically positioned enclave in the sun-drenched South of Spain, this property offers more than just a home; it promises a lifestyle of sophistication, comfort, and supreme convenience.

Boasting a generous 122 m² of built area and a practical 100 m² of usable space, this ground-floor sanctuary is thoughtfully designed to embrace the Mediterranean climate. Its prime south-facing orientation guarantees an abundance of natural light throughout the day, illuminating every corner with warmth and vitality. With direct access to the immaculately maintained communal gardens and amenities, this residence seamlessly blends private tranquility with vibrant community living.

## Spaces Designed for Effortless Living and Elegant Entertaining

Step inside and discover an interior where modern design meets functionality. The heart of this home is its magnificent open-plan living area, a spacious and luminous environment where the state-of-the-art kitchen effortlessly integrates with the stylish living room. This cohesive design creates an inviting atmosphere, perfect for both intimate family moments and sophisticated entertaining. The kitchen is a testament to contemporary elegance, fully equipped with high-end appliances and sleek finishes, promising a culinary experience that is as enjoyable as it is effortless.

The apartment features two generously proportioned bedrooms, each conceived as a private retreat. Fitted with elegant built-in wardrobes, these spaces offer intelligent storage solutions, maximizing comfort and minimizing clutter. The two exquisitely designed bathrooms are a spa-like haven, featuring premium fixtures and contemporary aesthetics, ensuring a luxurious start and end to every day. Every detail, from the choice of materials to the thoughtful layout, reflects a commitment to superior quality and timeless style.

One of the apartment's most alluring features is its expansive, sun-drenched terrace. This private outdoor haven is an extension of the living space, offering an idyllic setting for al fresco dining, morning coffee, or simply unwinding under the glorious Spanish sun. Imagine enjoying the gentle breeze and vibrant hues of the Mediterranean sky year-round, making this terrace an integral part of your daily luxury.

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## Cutting-Edge Comfort, Smart Technology, and Sustainable Living

At Nineteen41, modern living is synonymous with intelligent design. This apartment is equipped with a cutting-edge Smart Home automation system, empowering you to control lighting, climate, and security with remarkable ease, all from the palm of your hand. Experience unparalleled comfort with a state-of-the-art underfloor heating system, ensuring cozy warmth during cooler months, while the efficient climate control via a heat pump keeps the interiors perfectly conditioned throughout the year.

Beyond comfort, this property champions sustainability. Boasting an outstanding Energy Efficiency Class A and CO2 Emissions Class A, it exemplifies eco-conscious living without compromising on luxury. This commitment to efficiency not only reduces your environmental footprint but also translates into significant energy savings, offering a truly modern and responsible lifestyle.

## Inclusive Features for Seamless Living

Your investment in this exquisite lifestyle includes practical, high-value amenities. A private parking space ensures convenience and security for your vehicle, while an individual storage room provides ample space for personal belongings. Furthermore, direct elevator access to your apartment adds an extra layer of comfort and accessibility, making every arrival and departure effortless.

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## An Exclusive Lifestyle at a Luxury Resort-Style Complex

Nineteen41 is more than just a residential building; it is a secure, gated community designed for those who appreciate the finer things in life. With 24-hour security, residents can enjoy complete peace of mind within this tranquil oasis. The complex boasts

an impressive array of premium services and facilities that rival a five-star resort:

- **Sporting Facilities:** Two state-of-the-art paddle tennis courts invite you to stay active and enjoy friendly competition.
- **Aquatic Paradise:** Three stunning outdoor swimming pools provide ample space for relaxation and enjoyment under the sun. For year-round indulgence, a luxurious heated indoor pool is complemented by a tranquil spa area, perfect for rejuvenation.
- **Wellness & Fitness:** A fully equipped, modern gym ensures your fitness goals are always within reach, offering a dedicated space for health and well-being.
- **Work & Leisure:** A sophisticated coworking space caters to professionals, while elegant lounge areas surrounded by meticulously landscaped gardens offer serene spots for socializing or quiet contemplation.

This comprehensive suite of amenities fosters a vibrant community spirit and offers endless opportunities for recreation, relaxation, and productivity, all within the secure confines of your luxurious home.

### A Strategic Location on the Illustrious New Golden Mile

Situated in Cancelada, at the very heart of the New Golden Mile, this property benefits from one of the most sought-after locations on the Costa del Sol. Its strategic position offers an unbeatable blend of serene coastal living and convenient access to the region's most iconic destinations. Enjoy leisurely strolls to the pristine Mediterranean beaches, just a pleasant 20-minute walk away. Daily necessities are effortlessly met with supermarkets and essential services reachable within a mere 7-8 minutes.

The charm of Estepona, with its beautiful Old Town and vibrant marina, is just a 6-7 minute drive. The glamorous Puerto Banús, renowned for its luxury boutiques, high-end restaurants, and buzzing nightlife, is a mere 10 minutes away. The cosmopolitan city of Marbella, offering world-class gastronomy, cultural attractions, and exclusive golf courses, can be reached in 15-20 minutes. This exceptional connectivity makes Nineteen41 an ideal base from which to explore the very best of Southern Spain.

Whether you seek a permanent residence offering an elevated lifestyle, a sophisticated second home for unforgettable holidays, or a high-yield investment property in a perpetually desirable location, this apartment at Nineteen41 represents an unparalleled opportunity. Its blend of contemporary design, cutting-edge technology, luxurious amenities, and prime location promises significant appreciation and a lifestyle of absolute distinction.

## Details

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|---|---|---|---|
| Reference | R5462386 | Property Type | Apartment |
| Status | Sale | Price | 645,000 € |
| Bedrooms | 2 | Bathrooms | 2 |
| Build size | 100 m² | Plot Size | – |
| Terrace | 20 m² | Parking places | by request |

## Features

Pool, Air conditioning, Lift, Private garden, 24H Security, Parking