+34 604 489 646
info@luxury-realty.com
luxury-realty.com



BEL AIR

from 595,000 €

REFERENCE R5524234

An Oasis of Luxury: Brand-New Ground Floor Apartment with Private Garden on Estepona's New Golden Mile

2	2	115 m²	32 m²	33 m²
BEDROOMS	BATHROOMS	BUILT	PLOT	TERRACE













Description

Welcome to an unparalleled living experience presented by Luxury Realty. Discover this magnificent, brand-new, fully furnished ground floor apartment, nestled within an exclusive resort-style residential complex in Cancelada. This highly sought-after enclave forms a cornerstone of Estepona's prestigious New Golden Mile, offering the quintessential South of Spain lifestyle.

This exquisite property masterfully combines cutting-edge contemporary design with supreme comfort, all while providing exceptionally generous outdoor living spaces. It offers the unique sensation of residing in a private villa, yet with the added advantage of enjoying all the premium benefits and meticulously curated facilities of a luxury residential resort. This is not just an apartment; it's a lifestyle statement.

The Essence of Sophisticated Living

Spanning an impressive total area of 180 m², this residence has been thoughtfully designed for optimal flow and luxurious living. Every square meter reflects quality and attention to detail, promising an environment of both elegance and functionality.

The interior boasts a generous 115 m² built area, encompassing 92 m² of remarkably usable indoor space. This expansive footprint allows for an open, airy feel, where natural light and sophisticated aesthetics converge. The layout is meticulously planned, offering two serene bedrooms and two lavish bathrooms, each designed as a private sanctuary of comfort and convenience.

Natural light is a defining feature of this home. Expansive, floor-to-ceiling windows act as living canvases, seamlessly connecting the elegant interior with the breathtaking outdoor scenery. This architectural choice creates an effortless, continuous flow between the living room and your private terrace and garden, blurring the lines between indoor tranquility and outdoor vibrancy.

Every element within the apartment has been chosen for exceptional comfort and superior quality. The gourmet kitchen, a chef's delight, comes fully fitted with top-of-the-line Siemens appliances. Climate control is perfected with an independent Airzone system in each room, allowing for personalized comfort. Furthermore, the underfloor heating, powered by an efficient aerothermal system, ensures a consistently pleasant indoor temperature throughout the year, regardless of the season.

Adding to its immense appeal, this property is sold fully furnished with exquisite taste, embodying a turnkey solution for immediate, hassle-free enjoyment. From the moment you step inside, your new luxurious life in the South of Spain begins.

Your Private Outdoor Oasis: 65 m² of Exclusive Retreat

One of the most captivating features of this ground floor apartment is its remarkable 65 m² of private outdoor space. This comprises a spacious 33 m² private terrace and an additional 32 m² south-facing private garden. This expansive area transforms into a natural extension of your living environment, offering unparalleled opportunities for outdoor enjoyment.

Imagine starting your day with sun-drenched breakfasts amidst the lush greenery of your private garden. Picture delightful al fresco dining experiences under the stars, or simply unwinding with a glass of local wine on your terrace during a balmy evening. The south-facing orientation ensures abundant sunshine throughout the day, making this space perfect for relaxation, entertaining, or simply enjoying the idyllic Mediterranean climate all year round. This private sanctuary truly encapsulates the essence of villa-like living within a secure and luxurious complex.

Unrivalled Resort-Style Amenities at Your Doorstep

Living here means embracing a true resort-style lifestyle, where every desire for relaxation, leisure, and well-being is met without ever having to leave the comfort of your home. The residential complex offers an impressive array of world-class facilities:

- Two magnificent outdoor swimming pools, artfully integrated within lush, tropical landscaped gardens, providing refreshing escapes under the Mediterranean sun.

- A heated indoor swimming pool, ensuring year-round swimming enjoyment, regardless of the weather.
- A fully equipped, state-of-the-art gymnasium, designed to cater to all your fitness needs.
- Two professional padel courts, perfect for sports enthusiasts to enjoy a friendly game or serious match.
- A dedicated coworking space, offering a quiet and professional environment for those who work remotely.
- Comprehensive 24-hour security, providing ultimate peace of mind and exclusivity.

A Location Beyond Compare: Estepona's New Golden Mile, South of Spain

The location of this exceptional apartment is undoubtedly one of its most significant advantages. Situated in Cancelada, right in the vibrant heart of Estepona's New Golden Mile, the property benefits from a uniquely peaceful and pleasant residential setting. This prime address places you just moments away from some of the most beautiful beaches the Costa del Sol has to offer, world-class golf courses, exquisite dining establishments, and convenient supermarkets.

The area, near the prestigious Bel Air, is renowned for its blend of tranquility and accessibility. You'll enjoy excellent connectivity to some of the region's most iconic destinations, including the charming town of San Pedro de Alcántara, the glamorous marina of Puerto Banús with its designer boutiques and vibrant nightlife, and the picturesque town centre of Estepona, known for its charming old town and flower-filled streets. Living here means immersing yourself in the luxurious Mediterranean lifestyle that the South of Spain is famous for, all within easy reach.

This property also includes the practical benefits of an underground parking space with capacity for two vehicles and a private storage room, ensuring convenience and security for your belongings. This brand-new apartment represents not just a home, but an investment in an unparalleled lifestyle.

Details

Reference	R5524234	Property Type	Apartment
Status	Sale	Price	from 595,000 €
Bedrooms	2	Bathrooms	2
Build size	115 m²	Plot Size	32 m²
Terrace	33 m²	Parking places	by request

Features

New development, Pool, Air conditioning, Heating, Private garden, Lift, 24H Security, Parking, Holiday Home, Investment, Resale

Personal advice

Ask us for more information or arrange a private viewing, in person or by video call.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio Tembo, 23
29660 Marbella