



Ground Floor Apartment in Estepona

Bedrooms **2** Bathrooms **2** Built **169m2** Terrace **50m2**

R4904056

**Ground Floor
Apartment**

Estepona

415.000€

Magnificent ground-floor apartment available in a luxurious urbanization in the Cancelada area, just 6 minutes from Puerto Banús, and between the towns of Marbella and Estepona. **PROPERTY:** Spacious ground-floor apartment of 136 m², with two covered terraces (50 m²) and a private garden (65 m²), located in a spectacular and quiet urbanization. The property features 2 spacious bedrooms, 2 bathrooms, kitchen, a living-dining room, dressing area, laundry room, 2 terraces, and a private garden. **Master bedroom (30 m²):** Spacious bedroom with a large en-suite bathroom (10 m²), dressing area, built-in wardrobes, and office space, with a large window and direct access to the main terrace and garden. **Secondary bedroom (16 m²):** Secondary bedroom with built-in wardrobe, access to a secondary terrace (10 m²), and views of the urbanization's gardens. **Secondary bathroom (7 m²):** Bathroom for the second bedroom, with a bathtub included. **Living-dining room (33 m²):** Spacious and bright living-dining room with access to the main terrace and garden. **Kitchen and laundry room (20 m²):** Recently modernized and equipped kitchen. Access to a laundry room and independent storage area. **Main terrace (33 m²):** Covered terrace with dining and relaxation areas, along with a barbecue and planter. Awnings available. **Private garden (65 m²):** Private garden on the main terrace, maintained by the community gardeners. **Storage room (10 m²)**

URBANIZATION: Spectacular urbanization with excellent maintenance, spacious gardens,

and vegetation. It features a pool (and children's pool) along with a large area of sun loungers and bathrooms. It also includes a children's playground next to the pool. Very quiet and with a good atmosphere, with good security measures. AREA: Vibrant area of Cancelada experiencing growth and expansion, very close to the Golden Mile of Marbella. Multiple supermarkets and playgrounds (at least 4 within a 5-minute radius), the best public and private schools in the province of Málaga. It has 3 golf courses within a 10-minute drive, is near the best hotels in Marbella (Villa Padierna Palace just a few meters away), and is located 800 m from the beach. Great restaurants and leisure areas can also be found within walking distance." Floor Apartment, Estepona, Costa del Sol. 2 Bedrooms, 2 Bathrooms, Built 169 m², Terrace 50 m², Garden/Plot 65 m². Setting : Close To Shops, Close To Schools, Urbanisation. Orientation : South West. Condition : Excellent. Pool : Communal, Children`s Pool. Climate Control : Air Conditioning, Hot A/C, Cold A/C, U/F Heating. Views : Garden. Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Double Glazing, Courtesy Bus, Near Church, Fiber Optic. Furniture : Part Furnished. Kitchen : Fully Fitted. Garden : Communal. Security : Gated Complex, Entry Phone, Alarm System, Safe. Parking : Underground, Garage, Covered, Private. Category : Golf, Resale.

Access for people with reduced mobility

Covered Terrace

Fiber Optic

Near Church

Storage Room

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Near Transport

Utility Room

Courtesy Bus

Ensuite Bathroom

Lift

Private Terrace

WiFi