



### Ground Floor Apartment in Bel Air

Bedrooms **2** Bathrooms **2** Built **92m2** Terrace **33m2**

**R5298055**

**Ground Floor  
Apartment**

**Bel Air**

**549.000€**

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (\*\*Estepona\*\*). This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round. The apartment features 92 m<sup>2</sup> built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aerothermal energy. Includes an underground parking space with capacity for two cars and a private storage room. The complex offers full resort-style facilities, including: • 2 outdoor swimming pools • heated indoor pool • gym • 2 padel courts • coworking space • 24-hour security Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to \*\*San Pedro de Alcántara\*\* and \*\*Puerto Banús\*\*. An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.

Covered Terrace  
Fitted Wardrobes  
Marble Flooring  
Paddle Tennis  
Storage Room

Covered Terrace  
Gym  
Near Church  
Private Terrace  
Utility Room

Ensuite Bathroom  
Lift  
Near Transport  
Sauna  
WiFi