



Ground Floor Apartment in Cancelada

Bedrooms **2** Bathrooms **2** Built **97m²** Terrace **58m²**

R5223304

**Ground Floor
Apartment**

Cancelada

499.000€

Beautiful 2-bedroom ground floor apartment located in the prestigious Acqua Gardens residential complex in Cancelada, Estepona (Málaga) — part of the desirable New Golden Mile area, close to beaches, restaurants, golf courses, and all local amenities. The apartment offers a built area of 97 m², a usable area of 73 m², and a large private terrace of 58.6 m², ideal for outdoor dining and relaxation. It features an open-plan living and dining area, a fully equipped modern kitchen, and two stylish bathrooms. This modern property includes a private underground parking space (12.5 m²) and a storage room (6.5 m²). Residents enjoy access to beautiful communal gardens, a swimming pool, and leisure areas within this newly built development (completed in 2025) by the renowned developer Vía Célere. Located just minutes from Estepona town, San Pedro, and Puerto Banús, this home is perfect both as a holiday retreat and as a year-round residence. Highlights • Prime location in Cancelada, Estepona • Walking distance to ?shops, ?restaurants, ?and ?the ?beach • Newly ?built ?(2025) with first occupancy • ?Spacious private ?terrace • ?Communal ?pool and ?gardens • ?Parking ?& ?storage ?included ?• ?Quiet ?residential environment

+34 952 939 460 · info@allinrealestates.com

Urbanización Playa Mijas 7, Mijas 29649, Málaga, España