



Top Floor Apartment in Cancelada

Bedrooms

2

Bathrooms

2

Built

109m2

Terrace

42m2

R5437573

Top Floor Apartment

Cancelada

529.000€

READY TO LIVE IN TODAY. while every comparable new build in Cancelada delivers in 2028. Do the maths: resale transfer tax is 7% (new build pays 10% VAT + 1.2% stamp duty), this apartment comes FULLY FURNISHED (new build: add €30,000–40,000), and it offers 109 m² built where new builds typically offer 94 m². Ready to live in, this home costs less than almost every new-build alternative currently on sale in Cancelada — in most cases €16,000 to €115,000 less all-in. Keys at completion, not in 2028. For investors: rental potential of €1,800–2,200 per month from day one. Full cost comparison document available for collaborating agents on request. THE APARTMENT: Top-floor 2 bedroom, 2 bathroom apartment (109 m² built) in Syzygy The Residences, a boutique community of just 47 homes (2019) on the New Golden Mile. The 42 m² west-facing terrace catches the afternoon sun and evening light, with partial sea views. Open-plan living with fully fitted kitchen, both bedrooms with fitted wardrobes, master en-suite. Sold fully furnished and immaculately maintained — genuinely turn-key. Private underground parking space and exceptionally large storage room included. THE COMMUNITY: Landscaped gardens and swimming pools, plus a residents-only rooftop lounge with panoramic plunge pool overlooking the coastline. THE LOCATION: Cancelada village within walking distance; beaches at 2.5 km; Villa Padierna and Flamingos Golf on the doorstep; Marbella and Puerto Banús 15 minutes; Málaga airport under an hour.

Access for people with reduced mobility

Covered Terrace

Fitted Wardrobes

Near Transport

Storage Room

Access for people with reduced mobility

Ensuite Bathroom

Lift

Private Terrace

Utility Room

Basement

Fiber Optic

Near Church

Satellite TV

WiFi