

# ALL IN

## real estates



## Ground Floor Apartment in Cancelada

Bedrooms **2** Bathrooms **2** Built **138m2** Terrace **25m2**

**R5453701**

**Ground Floor  
Apartment**

**Cancelada**

**649.000€**

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment – Just 50 Metres from the Beach | Park Beach, Cancelada, Estepona An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach. The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately. A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential. Key Features: • Park Beach, El Saladillo, near Cancelada, Estepona • Only 50 metres from the beach • Ground floor apartment • 2 bedrooms & 2 bathrooms • Direct access to the communal pool and gardens • Private terrace • Fully furnished • Potential to convert into a 3-bedroom apartment • Tourist licence permitted by the community • Excellent investment or holiday home Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7–8 minutes by car,

offering the perfect balance of tranquillity and convenience. Energy Performance Certificate (EPC): • Energy Rating: E – 72.7 kWh/m<sup>2</sup>/year • CO<sub>2</sub> Emissions: D – 13.2 kg CO<sub>2</sub>/m<sup>2</sup>/year

Covered Terrace  
Private Terrace

Covered Terrace

Marble Flooring