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Ground Floor Apartment in Bel Air

Bedrooms	2	Bathrooms	2	Built	115m2	Terrace	33m2

R5524234	Ground Floor Apartment	Bel Air	595.000€

Exclusive Brand-New Ground Floor Apartment with Private Garden and 65 m² of Outdoor Space on the New Golden Mile Discover this magnificent brand-new, fully furnished ground floor apartment, located in an exclusive resort-style residential complex in Cancelada, one of the most sought-after areas of Estepona’s New Golden Mile. Combining contemporary design, comfort and generous outdoor living spaces, this property offers the feeling of living in a private villa while enjoying all the benefits and facilities of a luxury residential resort. With a total area of 180 m², the property offers an excellent layout: 115 m² built area 92 m² usable interior space 33 m² private terrace 32 m² south-facing private garden One of the property's main highlights is its 65 m² of private outdoor space. The spacious terrace and south-facing garden become a natural extension of the living area, perfect for enjoying sunny breakfasts, al fresco dining or relaxing evenings throughout the year. Inside, natural light takes centre stage. Large floor-to-ceiling windows connect the living room with the terrace and garden, creating a seamless flow between indoor and outdoor living. The apartment features 2 bedrooms and 2 bathrooms, with a modern and functional layout designed to provide maximum comfort and convenience. Every detail has been carefully considered to ensure exceptional comfort, including a fully fitted kitchen with Siemens appliances, independent Airzone climate control in each room, and underfloor heating

powered by an aerothermal system, ensuring a pleasant indoor temperature all year round. The property is sold fully furnished, allowing you to move in and start enjoying your new home from day one, without any hassle. It also includes an underground parking space with capacity for two vehicles and a private storage room. The residential complex offers a true resort-style lifestyle, with excellent facilities designed for relaxation, leisure and well-being without ever having to leave home: 2 outdoor swimming pools surrounded by landscaped gardens Heated indoor swimming pool for year-round enjoyment Fully equipped gym 2 padel courts Coworking space 24-hour security Its location is another major advantage. Situated in Cancelada, in the heart of the New Golden Mile, the property enjoys a ?peaceful ?and ?pleasant ?residential ?setting, just minutes ?from ?beautiful beaches, golf courses, restaurants ?and supermarkets, ?with excellent ?connections ?to San Pedro de ?Alcántara, ?Puerto ?Banús ?and ?Estepona ?town ?centre.

Covered Terrace	Covered Terrace	Ensuite Bathroom
Fitted Wardrobes	Gym	Lift
Marble Flooring	Near Church	Near Transport
Paddle Tennis	Private Terrace	Sauna
Storage Room	Utility Room	WiFi