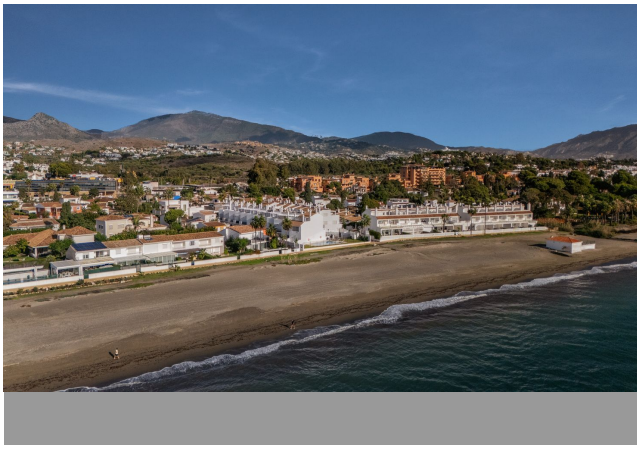
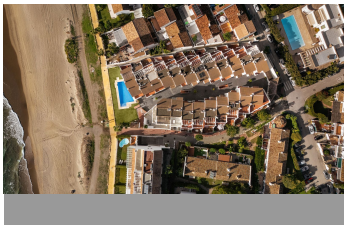
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Townhouse in Cancelada

Bedrooms	3	Bathrooms	3	Built	167m2	Plot	0m2

R5553874	Townhouse	Cancelada	695.000€

Spacious 3-Bedroom Townhouse Just 70 Metres from the Beach in Cancelada – Costa del Sol Prime location close to the beach, three en-suite bedrooms, private terrace, balconies, two underground parking spaces and a valid tourist rental licence. Welcome to this spacious and well-appointed townhouse, ideally located just 70 metres from the beach in Cancelada, between Marbella and Estepona on the Costa del Sol. Arranged over three floors, the property offers a practical and family-friendly layout with three spacious bedrooms, all with en-suite bathrooms. With the beach, promenade, restaurants and supermarkets just a short walk away, this is an ideal property for both holidays and year-round living. Well-Designed Layout Across Three Floors The ground floor features a kitchen, guest toilet, separate laundry room and a spacious living room with direct access to a lovely private terrace. This outdoor space is ideal for al fresco dining, relaxing and enjoying the wonderful Costa del Sol climate. The first floor comprises two bedrooms, both with their own en-suite bathrooms. One of the bedrooms also benefits from direct access to a private balcony. The entire second floor is dedicated to a large bedroom with an en-suite bathroom and access to its own balcony. This provides a wonderful private retreat, ideal as a master suite or guest accommodation. The property also includes two parking spaces in the underground garage and a practical storage room of approximately 10–12 m², offering plenty of space for bicycles, beach equipment and other belongings. Excellent Communal Facilities and Beautiful Outdoor Areas The residential

complex benefits from a newly constructed communal swimming pool, developed as part of the local council's improvements to the beachfront promenade alongside the development. In addition, residents of the two phases of the urbanisation enjoy exclusive access to a private recreational area located approximately 250 metres from the property. This attractive green space features a large lawn, children's playground and tennis court, providing a wonderful setting for relaxation and outdoor activities for the whole family. Beachside Location with Everything Within Easy Reach One of the property's greatest attractions is its exceptional location. With the beach just 70 metres away, you can start your day with a morning walk along the Mediterranean, enjoy a refreshing swim or have lunch at one of the nearby beachfront restaurants. The nearest supermarket is approximately 90 metres from the property, while Mercadona is located around 300 metres away, on the opposite side of the A-7. This convenient location makes it easy to enjoy your holiday without needing a car for everyday activities. Cancelada – An Attractive Location Between Marbella and Estepona Cancelada is a charming and well-established area on the western Costa del Sol, offering an appealing combination of traditional Andalusian character, modern residential developments and proximity to the Mediterranean Sea. The traditional village of Cancelada has retained much of its authentic Spanish charm, with local restaurants, tapas bars, small shops and picturesque streets. Ideally positioned between Marbella and Estepona, the area is within a short drive of San Pedro de Alcántara, Puerto Banús and Estepona town centre. Golf enthusiasts will appreciate the proximity to several excellent golf courses, including Los Flamingos Golf at the prestigious Villa Padierna Golf Resort, El Paraíso Golf Club, Atalaya Golf & Country Club and Marbella Club Golf Resort. With a selection of renowned golf courses just a short drive away and the Mediterranean Sea only 70 metres from the property, this location offers an ideal combination of beachside living and the Costa del Sol's renowned golfing lifestyle. This is an excellent location for those who appreciate beach life, restaurants, golf and convenient local amenities, while enjoying easy access to everything the Costa del Sol has to offer. Valid Tourist Rental Licence – An Additional Advantage The property benefits from a valid tourist rental licence, which may be particularly attractive to buyers wishing to combine personal use with short-term holiday rentals, subject to current regulations and any applicable community requirements. With three en-suite bedrooms, generous accommodation for family and guests, and a location just steps from the beach, this townhouse offers many of the features sought after in a holiday home on the Costa del Sol. Key Features Exceptional beachside location, just 70 metres from the Mediterranean Sea Three spacious bedrooms, all with en-suite bathrooms Separate guest toilet Accommodation arranged over three floors Spacious living room with direct access to a private terrace Two private balconies Separate laundry room Two underground parking spaces Private storage room of approximately 10–12 m² Newly constructed communal swimming pool Private communal recreational area with large lawn, children's playground and tennis court Walking distance to restaurants, supermarkets and the beachfront promenade Several prestigious golf courses within a short drive Convenient location between Marbella and Estepona Valid tourist rental licence Ideal for holidays and year-round living An excellent opportunity to acquire a spacious townhouse just a short stroll ?from ?the ?beach, ?with ?attractive communal facilities, ?excellent ?golfing opportunities nearby and a ?prime location ?between Marbella ?and ?Estepona. Contact us for further ?information ?or ?to ?arrange ?a ?private ?viewing.

Covered Terrace Covered Terrace Fiber Optic

Private Terrace

Utility Room