



Ground Floor Apartment in Bel Air

Price **€ 549,000**

Bedrooms	2
Bathrooms	2
Build Size	92 m²
Terrace	33 m²
Plot Size	157 m²

SETTING

- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Urbanisation
- ✓ Close To Sea

ORIENTATION

- ✓ South

CONDITION

- ✓ New Construction

POOL

- ✓ Communal

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Cold A/C
- ✓ Pre Installed A/C
- ✓ U/F Heating
- ✓ Hot A/C
- ✓ U/F/H Bathrooms

VIEWS

- ✓ Garden

FEATURES

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

FURNITURE

- ✓ Not Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Private

SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

PARKING

- ✓ Underground
- ✓ Communal

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (**Estepona**).

This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m² of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m² built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aerothermal energy.

Includes an underground parking space with capacity for two cars and a private storage room.

The complex offers full resort-style facilities, including:

- 2 outdoor swimming pools
- heated indoor pool
- gym
- 2 padel courts
- coworking space
- 24-hour security

Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to **San Pedro de Alcántara** and **Puerto Banús**.

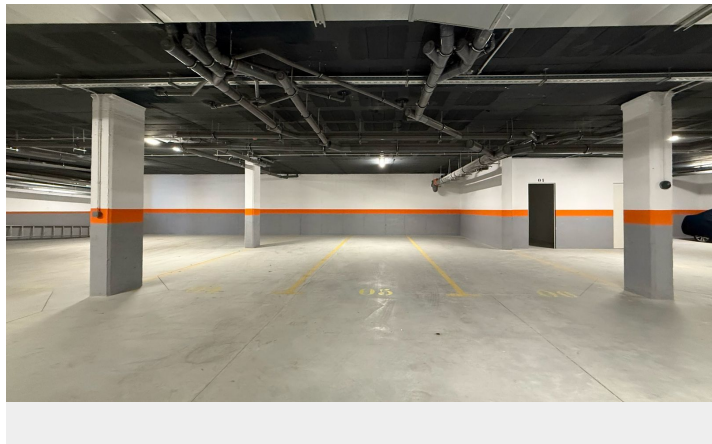
An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.

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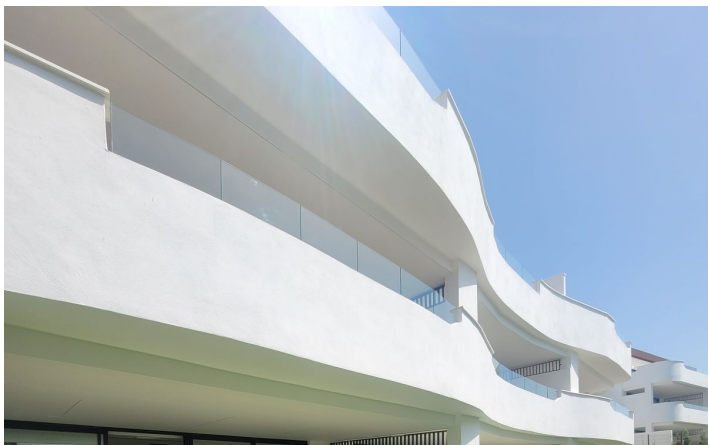
GALLERY



SUPERFICIES	
SUPERFICIE ÚTIL VIVIENDA	81,06 m ²
SUPERFICIE ÚTIL TERRAZA	33,11 m ²
SUPERFICIE ÚTIL JARDÍN	32,00 m ²
SUPERFICIE CONSTRUIDA VIVIENDA	92,99 m ²
SUPERFICIE CONSTRUIDA VIVIENDA CON P.P.Z.C.	115,19 m ²
SEGUN DECRETO 2182.005 JUNTA DE ANDALUCÍA	
SUPERFICIE ÚTIL VIVIENDA	88,17 m ²
SUPERFICIE CONSTRUIDA VIVIENDA	123,30 m ²







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