



Ground Floor Apartment in Cancelada

Price € 670,000

Bedrooms	3
Bathrooms	2
Build Size	120 m²
Terrace	11 m²
Plot Size	131 m²

SETTING

- ✓

Close To Port
- ✓

Close To Town
- ✓

Close To Shops
- ✓

Close To Sea

ORIENTATION

- ✓

South West

CONDITION

- ✓

Good

POOL

- ✓

Communal

CLIMATE CONTROL

- ✓

Air Conditioning

VIEWS

- ✓

Sea
- ✓

Pool
- ✓

Panoramic
- ✓

Urban
- ✓

Garden

FEATURES

- ✓

Lift
- ✓

WiFi
- ✓

Fitted Wardrobes
- ✓

Double Glazing
- ✓

Private Terrace

KITCHEN

- ✓

Partially Fitted

GARDEN

- ✓

Communal

SECURITY

- ✓

Gated Complex

PARKING

- ✓

Private

UTILITIES

- ✓

Electricity
- ✓

Drinkable Water

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.

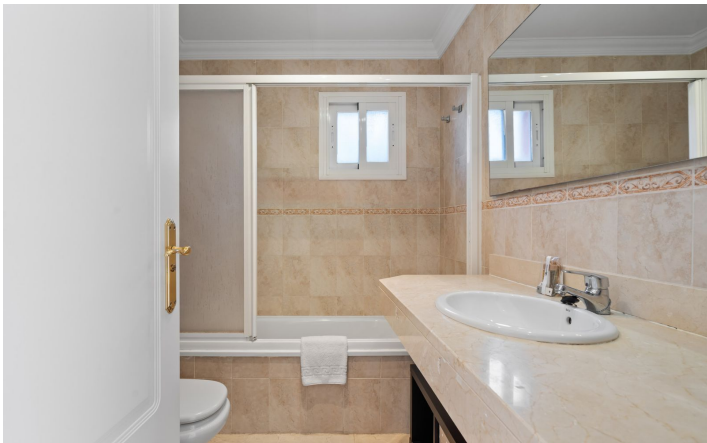
Energy Performance Certificate (EPC):

- Energy Rating: E – 72.7 kWh/m²/year
- CO₂ Emissions: D – 13.2 kg CO₂/m²/year

[View Property Online](#)

GALLERY







Email: sales@vivi-realestate.com | Web: www.vivi-realestate.com