



# 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

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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 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m<sup>2</sup> 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\*\*.

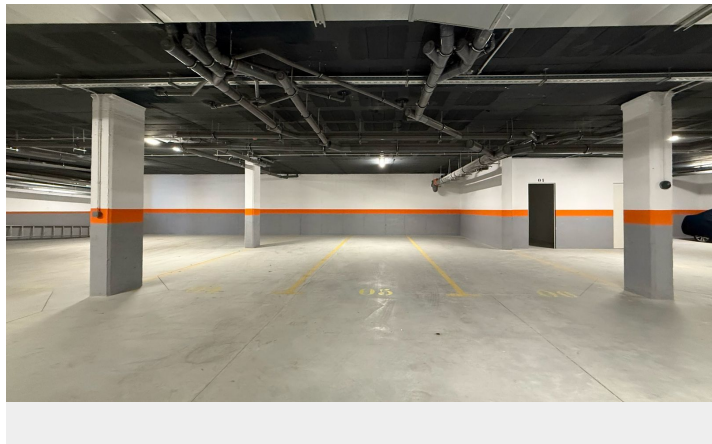
An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.

[View Property Online](#)

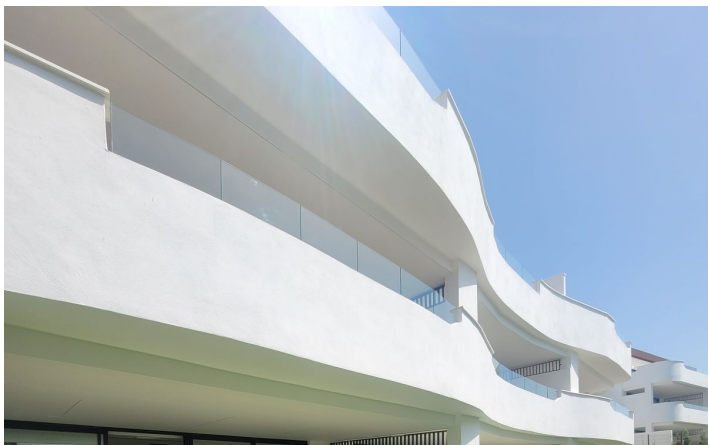
GALLERY



|                                                  |                       |
|--------------------------------------------------|-----------------------|
| <b>SUPERFICIES</b>                               |                       |
| SUPERFICIE ÚTIL VIVIENDA                         | 81,06 m <sup>2</sup>  |
| SUPERFICIE ÚTIL TERRAZA                          | 33,11 m <sup>2</sup>  |
| SUPERFICIE ÚTIL JARDÍN                           | 32,00 m <sup>2</sup>  |
| SUPERFICIE CONSTRUIDA VIVIENDA                   | 92,99 m <sup>2</sup>  |
| SUPERFICIE CONSTRUIDA VIVIENDA CON P.P.Z.C.      | 115,19 m <sup>2</sup> |
| <b>SEGUN DECRETO 2182.005 JUNTA DE ANDALUCIA</b> |                       |
| SUPERFICIE ÚTIL VIVIENDA                         | 88,17 m <sup>2</sup>  |
| SUPERFICIE CONSTRUIDA VIVIENDA                   | 123,30 m <sup>2</sup> |







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