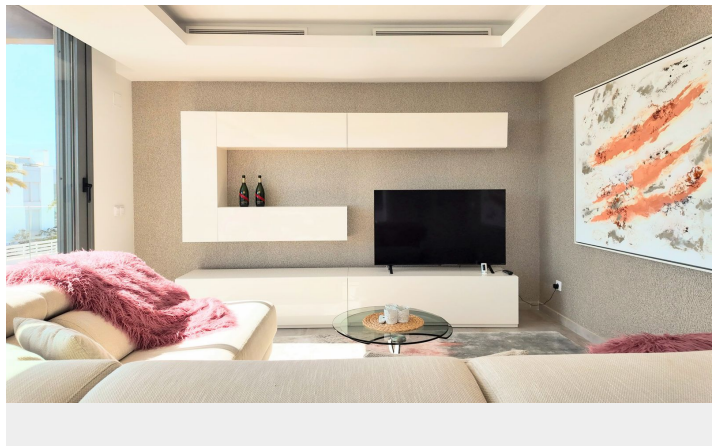




Top Floor Apartment in Cancelada

Price € 529,000

Bedrooms	2
Bathrooms	2
Build Size	109 m²
Terrace	42 m²
Plot Size	151 m²

SETTING

- ✓ Commercial Area
- ✓ Close To Shops
- ✓ Close To Schools
- ✓ Village
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Close To Golf
- ✓ Close To Town

ORIENTATION

- ✓ South
- ✓ South West
- ✓ West

CONDITION

- ✓ Excellent
- ✓ Good
- ✓ New Construction

POOL

- ✓ Communal

CLIMATE CONTROL

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

VIEWS

- ✓ Sea
- ✓ Panoramic
- ✓ Mountain
- ✓ Urban
- ✓ Country
- ✓ Street

FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Basement
- ✓ Lift
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Near Church

FURNITURE

- ✓ Fully Furnished

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal
- ✓ Landscaped

SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ 24 Hour Security
- ✓ Entry Phone

PARKING

- ✓ Underground
- ✓ Street
- ✓ Garage
- ✓ Private
- ✓ Covered

UTILITIES

- ✓ Electricity
- ✓ Solar water heating
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Bargain
- ✓ Investment
- ✓ Resale
- ✓ Distressed
- ✓ Luxury
- ✓ Contemporary
- ✓ Holiday Homes
- ✓ Reduced

READY TO LIVE IN TODAY. while every comparable new build in Cancelada delivers in 2028.

Do the maths: resale transfer tax is 7% (new build pays 10% VAT + 1.2% stamp duty), this apartment comes FULLY FURNISHED (new build: add €30,000–40,000), and it offers 109 m² built where new builds typically offer 94 m². Ready to live in, this home costs less than almost every new-build alternative currently on sale in Cancelada — in most cases €16,000 to €115,000 less all-in. Keys at completion, not in 2028. For investors: rental potential of €1,800–2,200 per month from day one. Full cost comparison document available for collaborating agents on request.

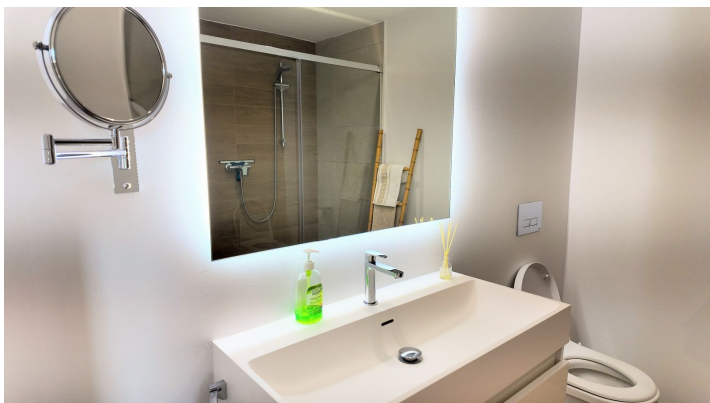
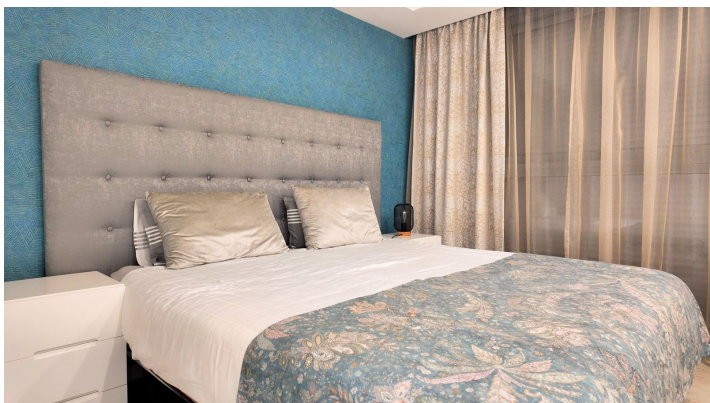
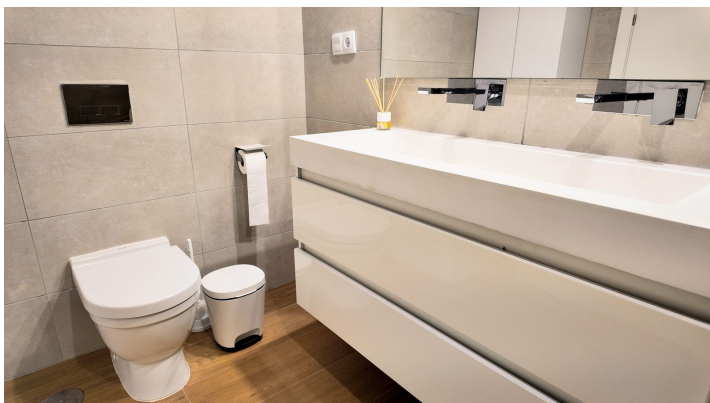
THE APARTMENT: Top-floor 2 bedroom, 2 bathroom apartment (109 m² built) in Syzygy The Residences, a boutique community of just 47 homes (2019) on the New Golden Mile. The 42 m² west-facing terrace catches the afternoon sun and evening light, with partial sea views. Open-plan living with fully fitted kitchen, both bedrooms with fitted wardrobes, master en-suite. Sold fully furnished and immaculately maintained — genuinely turn-key. Private underground parking space and exceptionally large storage room included.

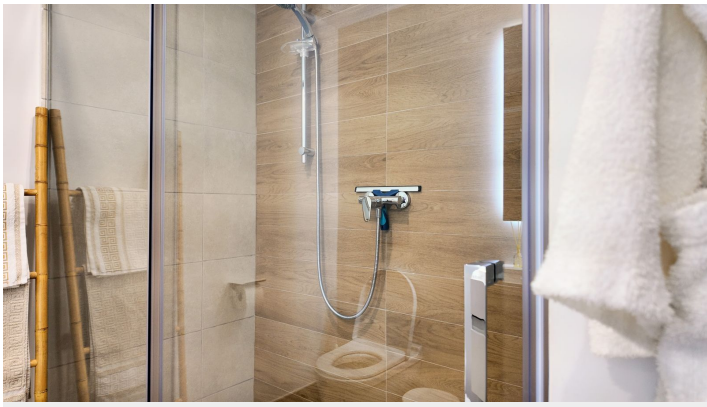
THE COMMUNITY: Landscaped gardens and swimming pools, plus a residents-only rooftop lounge with panoramic plunge pool overlooking the coastline.

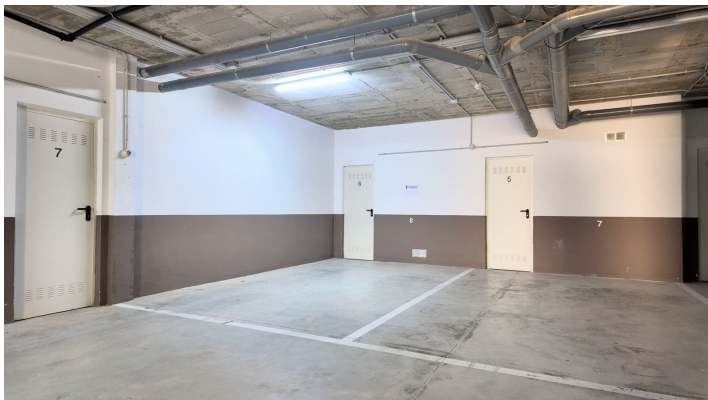
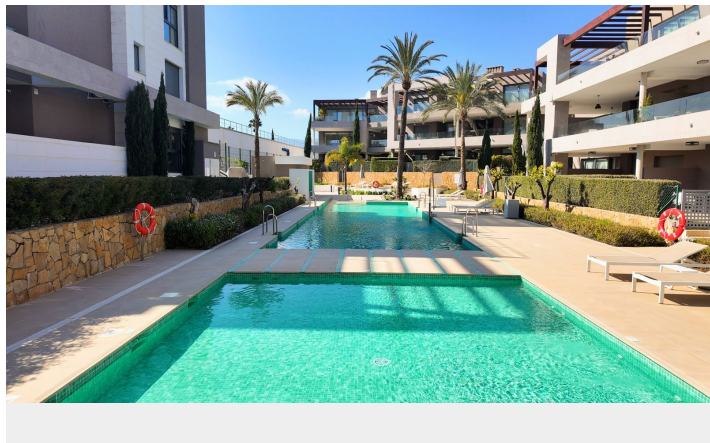
THE LOCATION: Cancelada village within walking distance; beaches at 2.5 km; Villa Padierna and Flamingos Golf on the doorstep; Marbella and Puerto Banús 15 minutes; Málaga airport under an hour.

[View Property Online](#)

GALLERY







ViVi Real Estate | Calle Almendralejo de Jarales 5 Mijas Costa, 29640

Tel: +34 672 816 975

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