



## Ground Floor Apartment for sale in Cancelada, Estepona

**449,000 €**

Reference: R5014627   Bedrooms: 3   Bathrooms: 2   Build Size: 100m<sup>2</sup>   Terrace: 28m<sup>2</sup>





## Costa del Sol, Cancelada

Stylish Ground Floor Apartment Just 5 Minutes from the Beach – Cancelada, Costa del Sol

Welcome to this beautifully presented 3-bedroom, 2-bathroom ground floor apartment located in the sought-after area of Cancelada, just a 5-minute walk from the beach and close to golf courses, shops, schools, and town amenities.

With 100 m<sup>2</sup> of interior space and a generous 28 m<sup>2</sup> private terrace, this south-facing apartment offers a perfect blend of indoor comfort and outdoor living.

Situated within a well-maintained urbanisation, the property enjoys access to a communal pool and gardens, creating a tranquil and secure environment ideal for both permanent living and holidays.

### Property Highlights:

South-facing orientation for all-day sun

Spacious terrace perfect for relaxing or entertaining

Air conditioning (hot & cold) throughout

Modern kitchen, fully fitted with quality appliances

Marble flooring and double glazing for comfort and style

Fitted wardrobes, utility room, and storage room

Underground private parking included

Whether you're looking for a full-time residence, a holiday home, or a solid investment, this apartment ticks all the boxes.

Don't miss the chance to own a piece of the Costa del Sol lifestyle – just minutes from the beach, yet close to everything you need.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Private Terrace		Cold A/C
Storage Room		Hot A/C
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
Setting	Condition	Pool
Close To Golf	Excellent	Communal
Urbanisation		
Close To Sea		
Close To Shops		
Close To Town		
Close To Schools		
Kitchen	Garden	Parking
Fully Fitted	Communal	Underground
		Private