



## Townhouse for sale in Cancelada, Estepona

1,166,550 €

Reference: R5042740 Bedrooms: 4 Bathrooms: 4 Build Size: 306m<sup>2</sup> Terrace: 70m<sup>2</sup>





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## Costa del Sol, Cancelada

Unique Opportunity for Sale in Cancelada, Estepona! Corner Townhouse Just Minutes from Puerto Banús and Marbella

Discover this fantastic corner townhouse located in one of the best areas of Cancelada (Estepona), just 5 minutes from the beach and with easy access to the A-7. A spacious, bright home in excellent condition—perfect for families seeking quality living close to all services and the sea.

### Main features:

Approx. built area: 306 m2 distributed over 3 floors

Bedrooms: 4 spacious rooms

Bathrooms: 3 full bathrooms

Living room with fireplace and plenty of natural light

Independent, modern, fully equipped kitchen

Home office ideal for remote work

Front patio with barbecue and rear patio with laundry area

50 m2 rooftop solarium terrace plus attic with storage room

Basement with private garage, additional living area, 2 rooms, and a full bathroom

Air conditioning throughout the house with independent units in each room

Security system with installed cameras and alarm

No community fees

### Prime Location:

Set on a main street, this corner house offers complete independence. Surrounded by all essential services: medical center, pharmacy, shops, schools, public transport... and only 10 minutes from Puerto Banús and 15 minutes from Marbella.

A modern, well-maintained property—ready to move into.



## Features:

### Features

Private Terrace

Solarium

Wood Flooring

Basement

### Furniture

Part Furnished

### Parking

More Than One

### Climate Control

Air Conditioning

Fireplace

### Kitchen

Fully Fitted

### Condition

Fair

### Security

Alarm System