

# Sales - Apartment - Cancelada

## 430.000€



**Ref.-ID: R4938568**

**Cancelada**

**Apartment**

**Community: 3,804 EUR / year**

**IBI: 514 EUR / year**



**2**



**2**



**72 m2**



**138 m2**

Welcome to this stunning 2-bedroom, 2-bathroom duplex penthouse located in the heart of Cancelada, one of the most sought-after and rapidly growing areas on the Costa del Sol. Boasting breathtaking panoramic sea views, this south-facing property offers the ultimate blend of elegance, comfort, and convenience. Spread over two levels, this penthouse features a spacious and light-filled living area, opening to a first terrace perfect for al fresco dining. From here, stairs take you to a private rooftop terrace, where you can relax under the sun, or entertain while enjoying the stunning vistas. The modern kitchen and open-plan design make it ideal for contemporary living, while the quality finishes ensure a luxurious feel throughout. Set within a vibrant community, residents enjoy access to 2 outdoor pristine swimming pools and a fully equipped clubhouse, with a heated indoor pool, two saunas, gym, cafe and a co-working space. A large underground parking space and a storage room is also included. The property benefits from a First Occupancy License (LPO), ensuring peace of mind for new home owners and investors. Perfectly located, you can bike just 5 minutes down to the Guadalmanza beach, home to world-class 5-star hotels like METT and Ikos, or drive 15 minutes to the glamorous Puerto Banús or 10 minutes to the charming Estepona town center. Málaga Airport is just a 50-minute drive away, making it ideal for international travel. Within walking distance you'll find renowned dining spots such as La Finca, Santa Maria, El Garnicero, Ikan Farm, Kaos and Kalma, while the Swedish International School and essential amenities are also conveniently close by. Sport enthusiasts will be spoiled for choice with tennis and padel courts as well as world-class golf courses such as the 3 of hotel Anantara Villa Padierna Palace (Los Flamingos, Alferini and Tramoses), Marbella Club and El Paraiso, all located right on your doorstep. Whether you are looking for the perfect holiday home or a lucrative investment opportunity, this duplex penthouse ticks all the boxes. Don't miss out on this rare gem.

<b>Setting</b> <ul style="list-style-type: none"><li>✓ Close To Golf</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li></ul>	<b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ South</li><li>✓ South West</li></ul>	<b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li></ul>	<b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li></ul>	<b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Central Heating</li></ul>	<b>Views</b> <ul style="list-style-type: none"><li>✓ Sea</li><li>✓ Mountain</li><li>✓ Country</li><li>✓ Panoramic</li><li>✓ Garden</li><li>✓ Pool</li></ul>
<b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ WiFi</li><li>✓ Gym</li><li>✓ Sauna</li><li>✓ Ensuite Bathroom</li><li>✓ Barbeque</li></ul>	<b>Furniture</b> <ul style="list-style-type: none"><li>✓ Optional</li></ul>	<b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li></ul>	<b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Communal</li></ul>	<b>Utilities</b> <ul style="list-style-type: none"><li>✓ Telephone</li></ul>	