## Sales - Apartment - Cancelada 570.000€











Ref.-ID: R5216314

Community: 3,120 EUR / year

Cancelada

IBI: 720 EUR / year

Rubbish: 105 EUR / year

\_

=

135 m2

Apartment

Modern Elegance in the Heart of the New Golden Mile – 3 Bedroom Apartment in Cancelada, Estepona Step into contemporary coastal living with this beautifully designed 3-bedroom, 2-bathroom apartment in the sought-after Oceana Views development in Cancelada – one of Estepona's most prestigious and up-and-coming neighborhoods along the vibrant New Golden Mile. Built in 2024, this nearly-new home is a seamless blend of modern style and effortless comfort. Inside, clean architectural lines and warm neutral tones create a serene atmosphere, while high-end finishes and designer furnishings offer a turn-key luxury lifestyle. The spacious open-plan living area flows gracefully onto a large covered terrace — perfect for entertaining or simply soaking in panoramic views of the surrounding hills and azure skies. The primary suite is a true retreat, complete with an ensuite bathroom and generous built-in wardrobes. Two additional bedrooms offer flexible sleeping or working space, and all benefit from natural light and stylish black-accented window treatments. Both bathrooms are elegantly appointed, one with a sleek walk-in rain shower and the other with a soaking tub — ideal for relaxation. Key Features: - 3 spacious bedrooms and 2 stylish bathrooms - Open-plan living and dining with direct terrace access - High-quality finishes and sophisticated, neutral decor - Large private terrace with lounge area and sweeping views - Private underground garage - 12m² private storage room for convenience Exclusive Amenities in the Community Clubhouse: Residents enjoy access to a first-class clubhouse featuring a fully equipped gym, sauna, hammam, indoor pool, stylish changing rooms, a relaxing chill-out area, and an on-site restaurant. The large outdoor pool is open all year round — a rare luxury in the region. Why the New Golden Mile? Positioned between the glamorous Marbella and vibrant Estepona town, the New Golden Mile offers the best of both worlds. Just moments from Cancelada viillage, you'll find charming local eateries, shops, a

## Setting Orientation Condition Close To Golf South West Excellent Close To Shops Close To Sea Close To Town ✓ Close To Schools Urbanisation Features Furniture Kitchen ✓ Covered Terrace Optional ✓ Fully Fitted ✓ Lift Fitted Wardrobes ✓ Near Transport Private Terrace ✓ Satellite TV ✓ WiFi **✓** Gym Sauna ✓ Storage Room Ensuite Bathroom ✓ Marble Flooring ✓ Double Glazing Restaurant On Site ✓ Near Mosque ✓ Near Church Fiber Optic Utilities Category Electricity Investment Luxury ✓ Drinkable Water Resale Telephone Contemporary

## **Climate Control** Communal ✓ Pre Installed A/C **✓** Indoor ✓ Hot A/C **✓** Heated Cold A/C

Pool

Garden

Communal



Views

Mountain

**✓** Garden

**✓** Pool

Panoramic