## Sales - Apartment - Cancelada

# 645.000€











**Ref.-ID: R5462386**

**Cancelada**

**Apartment**

**2**

**2**

**100 m2**

Contemporary Luxury on the New Golden Mile - Nineteen41 Discover this exceptional new-build apartment in the prestigious Nineteen41 development, located in the heart of the Costa del Sol. With 122 m² built and 100 m² of usable space, this property represents the pinnacle of modern design and functionality. Situated on the ground floor with a south-facing orientation, it enjoys natural light throughout the day and direct access to the communal areas. Spaces Designed for Living The apartment features two spacious bedrooms, two elegant, fully equipped bathrooms, and built-in wardrobes that optimize every corner. The modern open-plan kitchen seamlessly integrates with the bright living room, creating an ideal open-plan space for contemporary living. The large, sunny terrace is perfect for enjoying the Mediterranean climate year-round. Smart Technology and Comfort Equipped with a state-of-the-art underfloor heating system and Smart Home automation, control every aspect of your home from your mobile device. Climate control via a heat pump ensures your comfort year-round. Energy efficiency class A and CO2 emissions class A, demonstrating its sustainable efficiency. Included Features Your investment includes a private parking space, storage room, and access to all the complex's amenities. Direct elevator access to your apartment provides convenient access at all times. Luxury Complex with Premium Services Live in a secure, gated community with 24-hour security. Enjoy two paddle tennis courts, three outdoor swimming pools, a heated pool with a spa area, a fully equipped gym, a coworking space, and elegant lounge areas with landscaped gardens. A truly high-end lifestyle. Strategic Location Just a 20-minute walk from the beach, with supermarkets and services 7-8 minutes away. Estepona is 6-7 minutes away by car, Puerto Banús 10 minutes, and Marbella 15-20 minutes. Perfect as a primary residence, a second home, or a high-yield investment.

**Setting**
- ✔ Close To Golf
- ✔ Close To Sea

**Orientation**
- ✔ South Facing
- ✔ West Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool

**Climate Control**
- ✔ Air Conditioning

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Gym
- ✔ Sauna
- ✔ Tennis Court
- ✔ Storage Room
- ✔ Utility Room

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking

**Category**
- ✔ Bargain