EK
ARBAT ESTATES

Sales - Apartment - Estepona

569.000€

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Ref.-ID: R5292694 **Estepona** **Apartment**

Community: 4,548 EUR / year **IBI: 690 EUR / year** **Rubbish: 148 EUR / year** **3** **2** **101 m2**

This beautifully presented ground-floor apartment is located in the exclusive gated community of Oceana in Cancelada, perfectly positioned on Estepona’s New Golden Mile. Blending contemporary design with comfort and convenience, it is ideal as a permanent residence, holiday retreat or strong rental investment. The property occupies one of the best positions within the community, with uninterrupted views of the Mountains and surrounding countryside. Underground private parking spaces provide easy access, while sandy beaches, supermarkets, restaurants and the authentic village of Cancelada are all within walking distance. Marbella, Estepona and Málaga Airport are also close at hand. The interiors are bright and open, with a spacious living and dining area flowing onto the terrace through full-height glass doors. The sleek kitchen is fitted with Siemens appliances, while three generous bedrooms and two bathrooms complete the stunning home. Extra features include air conditioning, storage room, electric blinds, and ambient lighting. Residents benefit from landscaped gardens, a large swimming pool and access to a private clubhouse with a stunning spa, sauna, indoor swimming pool, gym and social spaces. Several golf courses, including Los Flamingos Golf and Marbella Club Golf Resort, are also nearby. A rare opportunity to secure a stylish modern home in one of the most established and desirable parts of the Costa del Sol, offering lifestyle, comfort and long-term value

Setting
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ West Facing

Condition
- ✔ Excellent Condition

Pool
- ✔ Communal Pool
- ✔ Indoor Pool
- ✔ Heated Pool
- ✔ Childrens Pool

Climate Control
- ✔ Air Conditioning
- ✔ Pre Installed A/C
- ✔ Hot A/C
- ✔ Cold A/C

Views
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Marble Flooring
- ✔ Double Glazing
- ✔ Restaurant On Site
- ✔ Fiber Optic

Furniture
- ✔ Optional Furniture

Kitchen
- ✔ Fully Fitted Kitchen

Garden
- ✔ Communal Garden

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ 24 Hour Security

Parking
- ✔ Underground Parking

Utilities
- ✔ Electricity
- ✔ Drinkable Water

Category
- ✔ Golf
- ✔ Holiday Homes
- ✔ Resale