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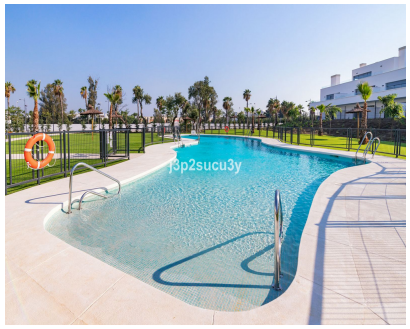
## Sales - Apartment - Bel Air

## 443.000€











**Ref.-ID: R5332453** | **Bel Air** | **Apartment**

**Community: 1,800 EUR / year** | **IBI: 900 EUR / year** | **Rubbish: 160 EUR / year** | **2** | **2** | **97 m2**

Brand New Apartment Ready to Move In – Unfurnished A magnificent opportunity to be the first to live in this apartment in Acqua Garden, an exclusive newly built residential complex (2025), located just 5 minutes' walk from Cancelada Beach, between the prestigious Puerto Banús and the vibrant Estepona. The fully gated community with 24-hour security offers a wide range of amenities, including a swimming pool, gym, landscaped gardens, coworking space, and pleasant internal walkways. Apartment Features. The apartment stands out for its location and layout: - First-floor apartment with views of the park and next to a peaceful decorative pond, away from the noise of the pool area. - West-facing orientation, ideal for enjoying sunshine from midday until sunset. - Master bedroom en-suite with walk-in wardrobe and shower. - Second bedroom with a separate bathroom featuring a bathtub. - Spacious and bright living-dining area with an open-plan kitchen, leading through large windows to a 20 m² covered terrace, perfect as a relaxation area or outdoor dining space. Comfort All Year Round. The property is designed for maximum comfort with: - Underfloor heating in both bathrooms - Aerothermal system for hot water, significantly reducing energy consumption - Air conditioning (hot/cold) with Airzone system, allowing independent temperature control in each room Excellent Location - 14 km from Marbella, 8 km from Puerto Banús, and 8 km from Estepona - 50 minutes from Málaga–Costa del Sol Airport - Supermarkets (Mercadona and Lidl), pharmacy, gym, bank, cafés, and restaurants such as Vovem or Exe Estepona Thalasso & Spa are just a short walk away. - The area offers a wide variety of dining options, from charming beach restaurants like Antigua Beach Club to the exclusive Villa Padierna Palace Hotel, as well as traditional steakhouses, Irish pubs, Italian ice cream parlours, and international cuisine. International Schools Nearby. Several well-known international schools are located close to Cancelada: - Queens British Grammar School - Laude San Pedro International College - San José International School - Atalaya International School - Swans International School - Aloha College Marbella Bel-Air, Estepona is a charming residential area that combines the atmosphere of a traditional Andalusian village with modern luxury developments. Strategically located between Marbella, Puerto Banús, and Estepona, it offers all essential services within walking distance (supermarkets, restaurants, pharmacy, banks, cafés), proximity to prestigious international schools, and easy access to peaceful beaches with a promenade. Surrounded by golf courses and with excellent road connections, it is an ideal location both for families and for those seeking a second home on the Costa del Sol. Contact us today for more details or to schedule a viewing.

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

**Orientation**
- ✔ West Facing

**Condition**
- ✔ Excellent Condition
- ✔ New Construction

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom
- ✔ Disabled Access
- ✔ Double Glazing
- ✔ Near Mosque
- ✔ Near Church

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking
- ✔ Communal Parking

**Utilities**
- ✔ Electricity
- ✔ Drinkable Water

**Category**
- ✔ Golf
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ Contemporary