

Sales - Apartment - Cancelada
529.000€

www.arbatestates.com
+34 606 84 36 45
+34 602 51 80 97
info@arbatestates.com



Ref.-ID: R5437573

Cancelada

Apartment

Community: 3,216 EUR / year

IBI: 524 EUR / year

Rubbish: 133 EUR / year



2



2



109 m2

READY TO LIVE IN TODAY. while every comparable new build in Cancelada delivers in 2028. Do the maths: resale transfer tax is 7% (new build pays 10% VAT + 1.2% stamp duty), this apartment comes FULLY FURNISHED (new build: add €30,000–40,000), and it offers 109 m² built where new builds typically offer 94 m². Ready to live in, this home costs less than almost every new-build alternative currently on sale in Cancelada — in most cases €16,000 to €115,000 less all-in. Keys at completion, not in 2028. For investors: rental potential of €1,800–2,200 per month from day one. Full cost comparison document available for collaborating agents on request. THE APARTMENT: Top-floor 2 bedroom, 2 bathroom apartment (109 m² built) in Syzygy The Residences, a boutique community of just 47 homes (2019) on the New Golden Mile. The 42 m² west-facing terrace catches the afternoon sun and evening light, with partial sea views. Open-plan living with fully fitted kitchen, both bedrooms with fitted wardrobes, master en-suite. Sold fully furnished and immaculately maintained — genuinely turn-key. Private underground parking space and exceptionally large storage room included. THE COMMUNITY: Landscaped gardens and swimming pools, plus a residents-only rooftop lounge with panoramic plunge pool overlooking the coastline. THE LOCATION: Cancelada village within walking distance; beaches at 2.5 km; Villa Padierna and Flamingos Golf on the doorstep; Marbella and Puerto Banús 15 minutes; Málaga airport under an hour.

Setting ✓ Commercial Area ✓ Village ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Urbanisation	Orientation ✓ South ✓ South West ✓ West	Condition ✓ Excellent ✓ Good ✓ New Construction	Pool ✓ Communal	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C ✓ Central Heating ✓ U/F/H Bathrooms	Views ✓ Sea ✓ Mountain ✓ Country ✓ Panoramic ✓ Urban ✓ Street
Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Satellite TV ✓ WiFi ✓ Storage Room ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Near Church ✓ Basement ✓ Fiber Optic	Furniture ✓ Fully Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal ✓ Landscaped	Security ✓ Gated Complex ✓ Electric Blinds ✓ Entry Phone ✓ Alarm System ✓ 24 Hour Security	Parking ✓ Underground ✓ Garage ✓ Covered ✓ Street ✓ Private
Utilities ✓ Electricity ✓ Drinkable Water ✓ Telephone ✓ Solar water heating	Category ✓ Bargain ✓ Distressed ✓ Holiday Homes ✓ Investment ✓ Luxury ✓ Reduced ✓ Resale ✓ Contemporary				