EK
ARBAT ESTATES

**Sales - House - Cancelada**

**1.295.000€**

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**Ref.-ID: R5442358**

**Cancelada**

**House**

**IBI: 1,150 EUR / year**

**Rubbish: 185 EUR / year**

**5** **4** **298 m2** **104 m2**

Unique five bedroom townhouse with rooftop terrace & excellent rental potential in Cancelada, Estepona. This unique property in a sought-after area of Estepona, ideally located close to local schools, shops, restaurants, everyday amenities, and just a short distance from the beach. Set across three levels with both east and west orientations, the home offers spacious and versatile accommodation comprising four bedrooms and four bathrooms, making it ideal as a family residence, holiday home, or investment property. One of its standout features is its exceptional rental potential. The property has been designed with flexibility in mind and includes pre-installation for kitchenettes in the larger bedrooms, offering the possibility of creating independent guest suites for short-term or long-term rentals, including Airbnb (subject to any applicable local regulations and licensing requirements). The home also benefits from a dedicated office area, perfect for remote working or studying. On the upper level, you'll find a self-contained guest suite complete with its own kitchen, living area, bedroom, and direct access to the impressive rooftop terrace—an ideal space for relaxing or entertaining while enjoying the Mediterranean climate. Outside, the private garden offers ample space and the potential to add a swimming pool, allowing you to create your own outdoor oasis. A viewing is highly recommended to fully appreciate everything this exceptional property has to offer.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ East Facing

**Condition**
- ✔ Good Condition
- ✔ Recently Renovated

**Climate Control**
- ✔ Fireplace

**Views**
- ✔ Urban Views
- ✔ Street Views

**Features**
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Solarium
- ✔ Ensuite Bathroom
- ✔ Marble Flooring

**Garden**
- ✔ Private Garden