EK
ARBAT ESTATES

**Sales - Apartment - Estepona**

**475.000€**

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**Ref.-ID: R5497066** **Estepona** **Apartment**

**Community: 3,108 EUR / year** **IBI: 540 EUR / year** **Rubbish: 160 EUR / year** **2** **2** **81 m2**

This contemporary two-bedroom apartment is located in Acqua Gardens, a modern gated community in Cancelada, ideally positioned within walking distance of the beach, the village centre, supermarkets, restaurants and everyday amenities. The property offers 87 m² of interior space and has been designed around a bright, open-plan living concept. The living and dining area connects directly to a 19 m² west-facing terrace, creating a comfortable outdoor space to enjoy the afternoon and evening sun. The apartment features two bedrooms and two bathrooms, making it an ideal option for both permanent living and a holiday home on the Costa del Sol. Residents of Acqua Gardens enjoy a secure gated environment with excellent communal facilities, including a fully equipped gym and dedicated co-working space. Two private parking spaces and a storage room are included with the property. The apartment also comes with a valid tourist rental licence, offering the possibility to combine personal use with holiday rentals. With the beach, Cancelada village and a wide range of amenities all within walking distance, this is a well-positioned contemporary home in one of the most convenient areas of the New Golden Mile.

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

**Orientation**
- ✔ West Facing

**Condition**
- ✔ New Construction

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Pool Views

**Features**
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Gym
- ✔ Storage Room
- ✔ Ensuite Bathroom

**Furniture**
- ✔ Fully Furnished

**Kitchen**
- ✔ Partially Fitted Kitchen
- ✔ Kitchen-Lounge

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds

**Parking**
- ✔ Multiple Parking Spaces
- ✔ Private Parking

**Category**
- ✔ Luxury