

Sales - House - Cancelada
610.000€

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Ref.-ID: R5506285

Cancelada

House

Community: 4,104 EUR / year

IBI: 762 EUR / year

Rubbish: 152 EUR / year



3



3



160 m2

3-BEDROOM, 3-BATHROOM HOME WITH 160 M² BUILT, PRIVATE TERRACE, TWO PARKING SPACES, COMMUNAL POOL AND CLUBHOUSE MEMBERSHIP Set in an emerging residential area of Cancelada, near the coastal town of Estepona, this bright townhouse combines spacious interiors with outdoor areas for dining, relaxing and enjoying the Costa del Sol lifestyle. Arranged over three levels, it offers 160 m² built, three bedrooms and three bathrooms, together with a private terrace and rooftop solarium overlooking the countryside around the Guadalmanza River and the Mediterranean Sea in the distance. KEY FEATURES • 160 m² built across three levels • 3 bedrooms and 3 bathrooms • Open-plan living area and adjoining modern kitchen • Private terrace and rooftop solarium with countryside and distant sea views • Air conditioning, solar-heated water and porcelain finishes • 2 private off-street parking spaces included • Communal pool and Clubhouse membership with gym, spa and restaurant BRIGHT INTERIORS AND THREE BEDROOMS The spacious living areas receive abundant natural light. A modern open-plan lounge and adjoining kitchen open onto a wide terrace, creating a natural connection between indoor living and outdoor dining. On the second level, all three bedrooms have built-in wardrobes and a bright, airy atmosphere. The principal bedroom also benefits from an en-suite bathroom and a walk-in wardrobe, in addition to its built-in wardrobe. PRIVATE TERRACE AND ROOFTOP SOLARIUM The terrace adjoining the living area offers generous space for meals and relaxation outdoors. On the third level, the private solarium provides a separate chill-out area for sunbathing or an evening barbecue with friends. From here, open views extend across the countryside surrounding the Guadalmanza River towards the Mediterranean Sea in the distance. COMFORT, MATERIALS AND PRIVACY Quality features include air conditioning in all living spaces, solar-heated water and attractive porcelain tiling on floors and walls. The dividing walls between neighbouring homes feature a high degree of sound insulation, helping to enhance privacy. A private entrance and street security add reassurance. PARKING, POOL AND CLUBHOUSE Two easily accessible private off-street parking spaces are included in the price, conveniently located near the main entrance to the block. Residents also enjoy a communal swimming pool with Mediterranean Sea views. Included Clubhouse membership provides access to a gym, spa and restaurant, adding leisure and wellness facilities to everyday life. A HOME FOR YEAR-ROUND LIVING OR HOLIDAYS The three-bedroom layout, outdoor spaces, parking and leisure facilities make this townhouse an appealing main residence or second home. It may also interest buyers considering short- or long-term rentals.

Setting ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Schools	Orientation ✓ South West	Condition ✓ Excellent	Pool ✓ Communal ✓ Indoor ✓ Heated	Climate Control ✓ Air Conditioning	Views ✓ Sea ✓ Mountain ✓ Country ✓ Panoramic
Features ✓ Covered Terrace ✓ Lift ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Solarium ✓ WiFi ✓ Gym ✓ Sauna ✓ Ensuite Bathroom ✓ Bar ✓ Barbeque ✓ Double Glazing ✓ Restaurant On Site	Furniture ✓ Optional	Kitchen ✓ Fully Fitted	Garden ✓ Communal	Parking ✓ More Than One ✓ Private	Utilities ✓ Solar water heating
Category ✓ Golf ✓ Investment ✓ Luxury					