

Sales - House - Cancelada
680.000€

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Ref.-ID: R5507236

Cancelada

House

Community: 1,644 EUR / year

IBI: 900 EUR / year



3



3



141 m2



23 m2

Charming Townhouse in Albayalde, Cancelada – Between Estepona & Puerto Banús 3-minute walk to the beach | 3 bedrooms | Terraces and private garden Set within the gated Albayalde community in Cancelada, this charming townhouse is on the beach side of the A-7, in the heart of the New Golden Mile. Playa del Sol – Villacana is just a three-minute walk away, and both Estepona and Puerto Banús are a short drive. Ground level: An entrance hall with a renovated guest bathroom leads into a bright living room. Floor-to-ceiling double-glazed doors open onto a private terrace overlooking the gardens and pool, with direct access to both. The fully fitted kitchen opens onto its own private terrace. You could cover it and use the space to enlarge the kitchen or as a utility room. Upper level: The master suite takes up the top floor. Its southeast-facing terrace gets sun all day and has some sea views. The suite also has built-in floor-to-ceiling wardrobes and a renovated ensuite bathroom with a window. Lower level: Two more double bedrooms, both with fitted wardrobes, get plenty of natural light. One has a renovated ensuite bathroom with a window and its own door out to the private garden. The other was converted from the original garage. The new owner could add its own ensuite bathroom. Project details, costs and permit information are available on request. Also, there's another bedroom with a window which could be used as a wine cellar, home office or games room. Quality and finishes: Armoured front door, freshly painted smooth walls, new interior doors, solid construction, high-end appliances, three renovated bathrooms, double glazing and built-in wardrobes throughout. The community: A private, secure gated development with two swimming pools (one for children), a fountain, landscaped gardens with mature trees and 24-hour video surveillance. An opportunity worth seeing: This home offers generous space and real room to make it your own, in one of the most sought-after spots on the coast. Golf courses, shopping centres, restaurants, beach clubs and international schools are all close by. For more information or to arrange a viewing, contact us today. - Community fees: 137€/ month - IBI: 900€/ year

Setting ✓ Commercial Area ✓ Close To Golf ✓ Close To Shops ✓ Close To Sea ✓ Close To Town ✓ Close To Schools ✓ Close To Forest ✓ Urbanisation	Orientation ✓ South East ✓ South	Condition ✓ Excellent ✓ Recently Renovated	Pool ✓ Communal ✓ Children`s Pool	Climate Control ✓ Air Conditioning ✓ Hot A/C ✓ Cold A/C	Views ✓ Sea ✓ Garden ✓ Pool
Features ✓ Covered Terrace ✓ Fitted Wardrobes ✓ Near Transport ✓ Private Terrace ✓ Satellite TV ✓ WiFi ✓ Paddle Tennis ✓ Tennis Court ✓ Utility Room ✓ Ensuite Bathroom ✓ Access for people with reduced mobility ✓ Marble Flooring ✓ Barbeque ✓ Near Church ✓ Basement	Furniture ✓ Not Furnished	Kitchen ✓ Fully Fitted	Garden ✓ Communal ✓ Private ✓ Landscaped ✓ Easy Maintenance	Security ✓ Gated Complex ✓ Alarm System ✓ 24 Hour Security ✓ Safe	Parking ✓ Street ✓ Private
Utilities ✓ Electricity ✓ Drinkable Water ✓ Telephone ✓ Gas	Category ✓ Beachfront ✓ Investment ✓ Resale ✓ Contemporary				