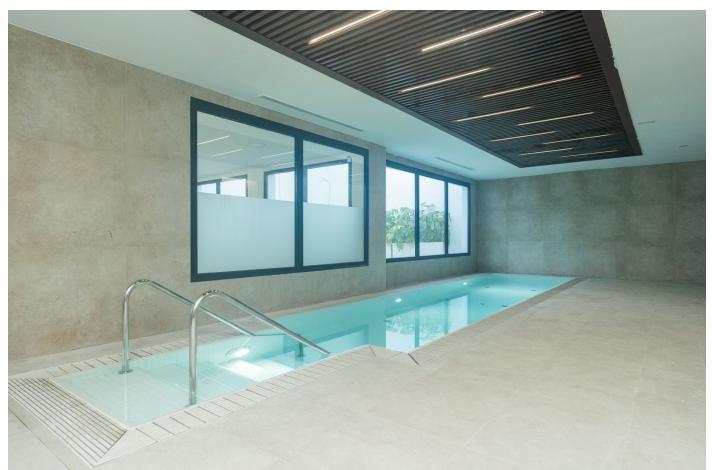


**Ground Floor Apartment for sale in Bel Air, Estepona****549,000 €**Reference: R5298055 Bedrooms: 2 Bathrooms: 2 Plot Size: 32m² Build Size: 92m² Terrace: 33m²



Costa del Sol, Bel Air

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (**Estepona**). This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m² of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round. The apartment features 92 m² built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aerothermal energy. Includes an underground parking space with capacity for two cars and a private storage room. The complex offers full resort-style facilities, including: • 2 outdoor swimming pools • heated indoor pool • gym • 2 padel courts • coworking space • 24-hour security Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to **San Pedro de Alcántara** and **Puerto Banús**. An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.



Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Pre Installed A/C
Near Transport		Cold A/C
Private Terrace		Hot A/C
Storage Room		U/F Heating
Ensuite Bathroom		U/F/H Bathrooms
Marble Flooring		
Fitted Wardrobes		
WiFi		
Gym		
Sauna		
Paddle Tennis		
Utility Room		
Near Church		
Views	Setting	Condition
Garden	Close To Golf	New Construction
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
Pool	Furniture	Kitchen
Communal	Not Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
Private	24 Hour Security	Communal
	Entry Phone	
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Golf	
	Luxury	
	Resale	
	Contemporary	