



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

Covered Terrace
 Lift
 Near Transport
 Private Terrace
 Storage Room
 Ensuite Bathroom
 Marble Flooring
 Fitted Wardrobes
 WiFi
 Gym
 Sauna
 Paddle Tennis
 Utility Room
 Near Church

Views

Garden

Pool

Communal

Garden

Communal

Private

Utilities

Electricity

Drinkable Water

Telephone

Orientation

South

Setting

Close To Golf
 Urbanisation
 Close To Sea
 Close To Shops
 Close To Town

Furniture

Not Furnished

Security

Gated Complex
 24 Hour Security
 Entry Phone

Category

Holiday Homes
 Investment
 Golf
 Luxury
 Resale
 Contemporary

Climate Control

Air Conditioning
 Pre Installed A/C
 Cold A/C
 Hot A/C
 U/F Heating
 U/F/H Bathrooms

Condition

New Construction

Kitchen

Fully Fitted

Parking

Underground
 Communal