



## Ground Floor Apartment for sale in Estepona, Estepona

445,000 €

Reference: R5170753 Bedrooms: 3 Bathrooms: 2 Plot Size: 162m<sup>2</sup> Build Size: 138m<sup>2</sup> Terrace: 33m<sup>2</sup>





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## Costa del Sol, Cancelada

Ground Floor 3-Bed Corner Apartment with Large Garden and Natural Light – Le Mirage, New Golden Mile Located in the stylish Le Mirage development on Estepona's New Golden Mile, this bright and spacious contemporary apartment combines modern comfort with a privileged setting. Just a short walk from the charming village of Cancelada and close to the renowned Villa Padierna Hotel and golf course, the property offers an excellent lifestyle opportunity. This corner unit, with a south-facing orientation and large windows, enjoys abundant natural light throughout the day. Situated on the ground floor, it features an impressive private garden of 161m<sup>2</sup> – the largest in the complex – ideal for outdoor living all year round. The apartment offers a spacious living-dining area with access to a covered terrace and garden, an open-plan kitchen fully equipped with Bosch appliances, three bedrooms with built-in wardrobes, and two bathrooms finished to high standards. The master bedroom also opens directly onto the garden, while the other two bedrooms enjoy views of green areas. It is sold unfurnished and includes an extra-large underground parking space of 67m<sup>2</sup> built (32m<sup>2</sup> usable), perfect for a large car, motorbike, or additional storage. The gated complex features a communal swimming pool with sun loungers and access to the nearby Santa Vista Club, offering sports areas, a gym, and leisure facilities. Ideally located within walking distance to supermarkets, restaurants, pharmacy, and a local school in Cancelada, and just a short drive from the beach, golf courses like Los Flamingos, Estepona town, Puerto Banús and Marbella. An ideal home for permanent living, a holiday getaway or a smart investment in one of the Costa del Sol's most dynamic areas.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Wood Flooring  
Access for people with reduced mobility

### Orientation

South  
South East

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Views

Mountain  
Country  
Garden

### Setting

Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Country  
Village

### Condition

Excellent  
Recently Renovated

### Pool

Communal

### Kitchen

Fully Fitted

### Garden

Communal  
Private  
Landscaped

### Security

Gated Complex  
Electric Blinds  
Entry Phone

### Parking

Underground  
Garage  
Private  
Street

### Category

Holiday Homes  
Investment  
Golf  
Luxury  
Resale  
With Planning Permission  
Contemporary

### Energy Rating

C

### CO2 Emission Rating

B