



## Duplex for sale in Cancelada, Estepona

365,000 €

Reference: R5182264 Bedrooms: 2 Bathrooms: 2 Build Size: 185m<sup>2</sup> Terrace: 70m<sup>2</sup>





## Costa del Sol, Cancelada

Exceptional Duplex Flat in Tranquil Lomas de Retamar, Cancelada, Estepona – Stunning Views, Expansive Terraces, and Expansion Potential!

Seize this remarkable opportunity to own a bright and versatile duplex flat in the esteemed Lomas de Retamar urbanisation, nestled in the charming village of Cancelada, Estepona, on the Costa del Sol. Spanning 123 m<sup>2</sup> across two floors with an additional 62 m<sup>2</sup> of outdoor terraces, this south-facing property combines spacious living with breathtaking open views, making it ideal for those seeking a peaceful retreat with a unique touch. Built in 2005 within a well-maintained gated community, it offers a serene residential setting close to Andalusian attractions like the historic whitewashed village of Cancelada, featuring its Parish Church and Pilgrimage of San Isidro. With an energy certificate rating of C for consumption and emissions, it's efficient and ready for modern living.

Key Features:

**Ground Floor (74 m<sup>2</sup>):** Welcoming living-dining room with direct terrace access, a modern kitchen (with potential for an American-style open plan) leading to a second terrace equipped with a built-in barbecue, a guest toilet with shower, and two bedrooms – one en-suite with a bathtub and both featuring built-in wardrobes.

**Upper Floor (49 m<sup>2</sup>):** Expansive open-plan space, perfect as a home office, games room, gym, or leisure area, with the exciting option to add a third bedroom and bathroom for enhanced versatility.

**Outdoor Havens:** Two generous terraces totaling 62 m<sup>2</sup>, ideal for al fresco dining, chill-out zones, or barbecues, boasting pleasant unobstructed views of the surrounding landscapes.

**Convenient Extras:** Included private garage parking space, air conditioning throughout, a lift for easy access, and visitor parking within the urbanisation's well-kept grounds.

**Community Perks:** Enjoy lush communal gardens and green spaces in this family-friendly development, promoting a relaxed lifestyle.

**Prime Location:** Just minutes from top-rated schools like Colegio Ramón Lago and IES Profesor Tomás Hormigo, supermarkets, restaurants, pharmacies, and public transport. A short drive to stunning beaches such as El Saladillo and Villacana, and surrounded by prestigious golf courses including Los Flamingos, Atalaya, and El Paraíso. Excellent connectivity to San Pedro Alcántara, Puerto Banús, Marbella, Estepona's vibrant town centre, and Málaga Airport (45 minutes away), blending rural charm with urban convenience in this up-and-coming area between mountains and sea. This duplex is a true gem for year-round living or a holiday escape, with immense potential to customise. Contact us today to arrange a viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Fiber Optic

### Views

Country  
Garden  
Courtyard

### Pool

Communal

### Garden

Communal

### Orientation

North  
South

### Setting

Commercial Area  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered