



## Lejlighed i stueetagen til salg i Bel Air, Estepona

545.000 €

Reference: R5190817    Soveværelser: 2    Badeværelser: 2    Grundstørrelse: 30m<sup>2</sup>    Byg Størrelse: 131m<sup>2</sup>    Terrasse: 20m<sup>2</sup>





## Costa del Sol, Bel Air

Charming Renovated Ground-Floor Apartment in Los Miradores del Sol (Phase 1), Estepona – Private Garden, Modern Finishes, and Steps from the Beach!

Discover this beautifully renovated ground-floor apartment in the prestigious Los Miradores del Sol Phase 1, nestled in the highly sought-after Cancelada/Bel-Air area of Estepona’s New Golden Mile – one of the Costa del Sol’s most desirable spots for its blend of tranquillity and convenience. Spanning a spacious layout with modern upgrades, this property is just a 10-minute stroll to pristine beaches, surrounded by top restaurants, gyms, parks, and shopping centres, yet blissfully quiet with no traffic noise. Currently undergoing final touches with new finishes, viewings are available now – an ideal opportunity for families, retirees, or investors seeking a low-maintenance haven in a gated community renowned for its resort-like amenities.

Key Features:

**Stylish Modern Renovation:** Bright open-plan American kitchen in crisp white – a rare feature in this community – paired with sleek light grey flooring for a clean, contemporary vibe.

**Private Outdoor Oasis:** Nearly 30 m<sup>2</sup> garden with high-quality artificial grass for effortless enjoyment, mature thuja trees providing natural afternoon shade, and an automatic irrigation system to keep it lush year-round – perfect for children or relaxed evenings.

**Additional Spaces:** Rear balcony off the laundry area, ideal for airing clothes, fresh air, or sunset views; easy ground-floor access with no steps.

**Community Perks:** Gated urbanisation with 24-hour security, a large central lawned square over 1,600 m<sup>2</sup> with tropical gardens, adult and children’s swimming pools, two jacuzzis, and a playground for family fun.

**Ready for You:** Sold unfurnished but move-in ready post-updates; air conditioning throughout for year-round comfort in Estepona’s mild climate.

**Prime Location:** In the heart of the New Golden Mile, walking distance to sandy beaches, local amenities, and the charming town of Cancelada. Minutes from golf courses like El Paraíso and Atalaya, with quick drives to Estepona’s vibrant centre (5 minutes), Puerto Banús (10 minutes), or Marbella (15 minutes). Excellent connectivity via the A7 motorway, and proximity to Gibraltar Airport (45 minutes) make it a breeze for travel.

This apartment offers unbeatable value in a booming area – contact us today to schedule a viewing and secure your slice of Costa del Sol paradise!



## Funktioner:

### Funktioner

Dækket terrasse  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Dobbeltvindue  
Monterede garderober  
Wifi  
Værktøjsrum  
Jacuzzi  
I nærheden af kirken  
Fiberoptik  
Adgang for mennesker med reduceret mobilitet

### Synspunkter

Have  
Pool  
Gårdsplads

### Pool

Kommunal  
Børns pool

### Have

Kommunal  
Privat

### Orientering

Øst

### Indstilling

Kommercielt område  
Tæt på golf  
Urbanisering  
Tæt på havet  
Tæt på butikker  
Tæt på byen

### Møbel

Ikke møbleret

### Sikkerhed

Gated kompleks  
24 timers sikkerhed  
Alarmsystem

### Klimakontrol

Aircondition  
Forud installeret aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

Fremragende  
For nylig renoveret  
For nylig renoveret

### Køkken

Fuldt monteret

### Parkering

Underjordisk  
Garage  
Privat  
Dækket