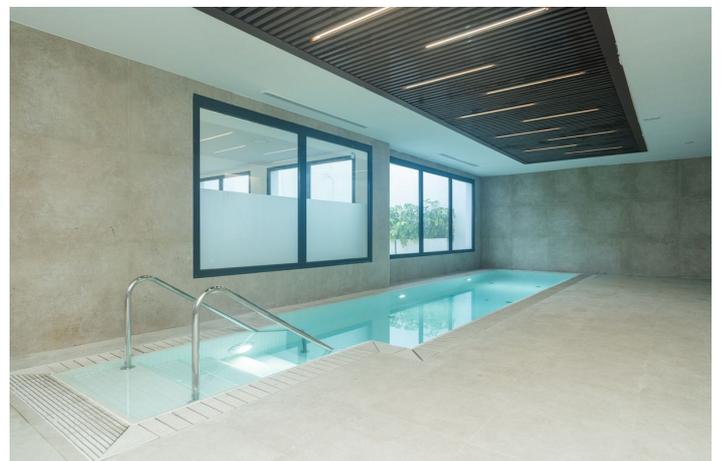




## Lejlighed i stueetagen til salg i Bel Air, Estepona

549.000 €

Reference: R5298055 Soveværelser: 2 Badeværelser: 2 Grundstørrelse: 32m<sup>2</sup> Byg Størrelse: 92m<sup>2</sup> Terrasse: 33m<sup>2</sup>





## 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 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m<sup>2</sup> 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.



## Funktioner:

### Funktioner

Dækket terrasse  
Elevator  
I nærheden af transport  
Privat terrasse  
Opbevaringsrum  
Ensuite badeværelse  
Marmorgulve  
Monterede garderober  
Wifi  
Gymnastiksal  
Sauna  
Padle tennis  
Værktøjsrum  
I nærheden af kirken

### Synspunkter

Have

### Pool

Kommunal

### Have

Kommunal

Privat

### Hjælpeprogrammer

Elektricitet

Drikkeligt vand

Telefon

### CO2 -emissionsklassificering

B

### Orientering

Syd

### Indstilling

Tæt på golf

Urbanisering

Tæt på havet

Tæt på butikker

Tæt på byen

### Møbel

Ikke møbleret

### Sikkerhed

Gated kompleks

24 timers sikkerhed

Indgangstelefon

### Kategori

Holiday Homes

Investering

Golf

Luksus

Videresalg

Moderne

### Klimakontrol

Aircondition

Forud installeret aircondition

Kold aircondition

Varm aircondition

U/f opvarmning

U/f/h badeværelser

### Tilstand

Ny konstruktion

### Køkken

Fuldt monteret

### Parkering

Underjordisk

Kommunal

### Energi rating

B