



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

CO2 Emission Rating

B

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

Energy Rating

B