



# Middle Floor Apartment for sale in El Mirador de la Cañada, Marbella

445,000 €

Reference: R5309983 Bedrooms: 2 Bathrooms: 2 Build Size: 102m<sup>2</sup> Terrace: 55m<sup>2</sup>





## Costa del Sol, Marbella

Middle Floor Apartment for Sale in El Mirador de la Cañada, Marbella – Costa del Sol

Discover an exceptional opportunity to own a 2-bedroom, 2-bathroom middle floor apartment in the sought-after residential community of El Mirador de la Cañada, ideally located in Marbella, Málaga.

### Prime Location

Situated in a well-established urbanisation, this property enjoys a strategic position:

Close to Marbella town centre

Walking distance to shops and amenities

Just minutes from the beach

Excellent access to main roads and services

Its convenience and connectivity make it ideal as a holiday home, rental investment, or permanent residence.

### Property Highlights

Orientation: South-facing, ensuring abundant natural light throughout the day

Condition: Excellent

Views: Panoramic mountain and pool views

Pool: Communal swimming pool

Garden: Beautifully maintained communal gardens

Security: Gated complex for added peace of mind

### Interior Features

The apartment offers a functional layout with bright living spaces and excellent potential:

Covered terrace plus private terrace

Lift access

Fitted wardrobes

Storage room

Utility room

Elegant marble flooring

Double glazing

Air conditioning (hot & cold)

The property is sold unfurnished, and the kitchen is not fitted, offering a blank canvas to design and customise to your taste – a rare opportunity at this price point.

### Additional Details

Parking: Underground parking space

Utilities: Electricity, drinkable water, telephone connection

### Investment Potential

Categorised as a bargain and distressed sale, this apartment presents strong upside potential in one of Marbella's consistently high-demand residential areas. Its proximity to the popular shopping centre La Cañada Shopping Centre further enhances its rental and resale appeal.



Whether you are seeking a smart investment on the Costa del Sol or a comfortable Mediterranean lifestyle base, this property offers location, value, and opportunity in equal measure.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room

### Views

Mountain  
Panoramic  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South

### Setting

Close To Golf  
Urbanisation  
Close To Sea  
Close To Shops

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Investment  
Bargain  
Distressed

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Not Fitted

### Parking

Underground