

**Sales - Apartment - Cancelada**  
**445.000€**

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**Ref.-ID: MIBGR5170753**

**Cancelada**

**Apartment**

**Community: 4,704 EUR / year**

**IBI: 642 EUR / year**



**3**



**2**



**138 m2**



**162 m2**

Ground Floor 3-Bed Corner Apartment with Large Garden and Natural Light – Le Mirage, New Golden Mile Located in the stylish Le Mirage development on Estepona’s New Golden Mile, this bright and spacious contemporary apartment combines modern comfort with a privileged setting. Just a short walk from the charming village of Cancelada and close to the renowned Villa Padierna Hotel and golf course, the property offers an excellent lifestyle opportunity. This corner unit, with a south-facing orientation and large windows, enjoys abundant natural light throughout the day. Situated on the ground floor, it features an impressive private garden of 161 m² — the largest in the complex — ideal for outdoor living all year round. The apartment offers a spacious living-dining area with access to a covered terrace and garden, an open-plan kitchen fully equipped with Bosch appliances, three bedrooms with built-in wardrobes, and two bathrooms finished to high standards. The master bedroom also opens directly onto the garden, while the other two bedrooms enjoy views of green areas. It is sold unfurnished and includes an extra-large underground parking space of 67 m² built (32 m² usable), perfect for a large car, motorbike, or additional storage. The gated complex features a communal swimming pool with sun loungers and access to the nearby Santa Vista Club, offering sports areas, a gym, and leisure facilities. Ideally located within walking distance to supermarkets, restaurants, pharmacy, and a local school in Cancelada, and just a short drive from the beach, golf courses like Los Flamings, Estepona town, Puerto Banús and Marbella. An ideal home for permanent living, a holiday getaway or a smart investment in one of the Costa del Sol’s most dynamic areas.

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| <b>Setting</b> <ul style="list-style-type: none"><li>✓ Country</li><li>✓ Village</li><li>✓ Close To Shops</li><li>✓ Close To Sea</li><li>✓ Close To Town</li><li>✓ Close To Schools</li><li>✓ Urbanisation</li></ul>                                                                                                            | <b>Orientation</b> <ul style="list-style-type: none"><li>✓ South East</li><li>✓ South</li></ul> | <b>Condition</b> <ul style="list-style-type: none"><li>✓ Excellent</li><li>✓ Recently Renovated</li></ul>       | <b>Pool</b> <ul style="list-style-type: none"><li>✓ Communal</li></ul>                                                          | <b>Climate Control</b> <ul style="list-style-type: none"><li>✓ Air Conditioning</li><li>✓ Hot A/C</li><li>✓ Cold A/C</li></ul>   | <b>Views</b> <ul style="list-style-type: none"><li>✓ Mountain</li><li>✓ Country</li><li>✓ Garden</li></ul>                                                                                                      |
| <b>Features</b> <ul style="list-style-type: none"><li>✓ Covered Terrace</li><li>✓ Lift</li><li>✓ Fitted Wardrobes</li><li>✓ Near Transport</li><li>✓ Private Terrace</li><li>✓ Solarium</li><li>✓ Ensuite Bathroom</li><li>✓ Wood Flooring</li><li>✓ Access for people with reduced mobility</li><li>✓ Double Glazing</li></ul> | <b>Kitchen</b> <ul style="list-style-type: none"><li>✓ Fully Fitted</li></ul>                   | <b>Garden</b> <ul style="list-style-type: none"><li>✓ Communal</li><li>✓ Private</li><li>✓ Landscaped</li></ul> | <b>Security</b> <ul style="list-style-type: none"><li>✓ Gated Complex</li><li>✓ Electric Blinds</li><li>✓ Entry Phone</li></ul> | <b>Parking</b> <ul style="list-style-type: none"><li>✓ Underground</li><li>✓ Garage</li><li>✓ Street</li><li>✓ Private</li></ul> | <b>Category</b> <ul style="list-style-type: none"><li>✓ Golf</li><li>✓ Holiday Homes</li><li>✓ Investment</li><li>✓ Luxury</li><li>✓ Resale</li><li>✓ With Planning Permission</li><li>✓ Contemporary</li></ul> |