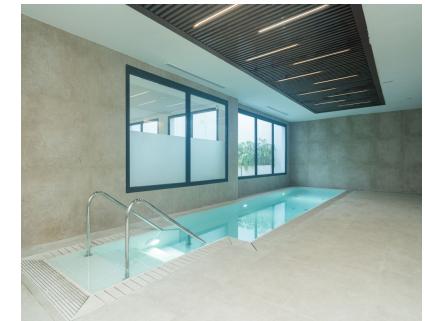




Sales - Apartment - Bel Air
549.000€

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Ref.-ID: MIBGR5298055

Bel Air

Apartment



2



2



92 m²



32 m²

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 aero thermal 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.

Setting	Orientation	Condition	Pool	Climate Control	Views
<input checked="" type="checkbox"/> Close To Golf <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Town <input checked="" type="checkbox"/> Urbanisation	<input checked="" type="checkbox"/> South	<input checked="" type="checkbox"/> New Construction	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> Pre Installed A/C <input checked="" type="checkbox"/> Hot A/C <input checked="" type="checkbox"/> Cold A/C <input checked="" type="checkbox"/> U/F Heating <input checked="" type="checkbox"/> U/F/H Bathrooms	<input checked="" type="checkbox"/> Garden
Features	Furniture	Kitchen	Garden	Security	Parking
<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Near Transport <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Gym <input checked="" type="checkbox"/> Sauna <input checked="" type="checkbox"/> Paddle Tennis <input checked="" type="checkbox"/> Storage Room <input checked="" type="checkbox"/> Utility Room <input checked="" type="checkbox"/> Ensuite Bathroom <input checked="" type="checkbox"/> Marble Flooring <input checked="" type="checkbox"/> Near Church	<input checked="" type="checkbox"/> Not Furnished	<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal <input checked="" type="checkbox"/> Private	<input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Entry Phone <input checked="" type="checkbox"/> 24 Hour Security	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Communal
Utilities	Category				
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water <input checked="" type="checkbox"/> Telephone	<input checked="" type="checkbox"/> Golf <input checked="" type="checkbox"/> Holiday Homes <input checked="" type="checkbox"/> Investment <input checked="" type="checkbox"/> Luxury <input checked="" type="checkbox"/> Resale <input checked="" type="checkbox"/> Contemporary				