



Sales - Apartment - Cancelada
499.000€

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Ref.-ID: MIBGR5407300

Cancelada

Apartment

Community: 3,744 EUR / year

IBI: 537 EUR / year

Rubbish: 134 EUR / year



2



2



86 m2

Welcome to this stylish ground-floor apartment in the sought-after Oceana Views development in Cancelada, ideally located between Estepona and Marbella. This modern property combines comfort and luxury with beautiful views of the Mediterranean Sea, the valley, and the surrounding mountains.. The bright living and dining area with open kitchen opens directly onto the spacious west-facing terrace, where you can enjoy peace, space, and spectacular sunsets. The apartment features two generous bedrooms and two bathrooms (one of which is en-suite), and is part of a well-maintained community with a large communal pool. Residents also enjoy exclusive access to a clubhouse with gym, heated indoor pool, sauna, and restaurant. The property is sold with a private parking space and storage room. Its excellent location places beaches, golf courses, shops, and restaurants within easy reach, with both Estepona and Marbella just a short drive away. This makes the apartment ideal as a permanent residence, holiday home, or investment. With a transferable rental licence, professional property management service, and proven gross rental income of €26,000 in 2025, this property offers a hassle-free and profitable investment.

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|--|--|---|--|--|---|
| Setting <ul style="list-style-type: none">✓ Village✓ Close To Golf✓ Close To Shops✓ Close To Sea✓ Close To Town✓ Close To Schools✓ Urbanisation | Orientation <ul style="list-style-type: none">✓ South West✓ West | Condition <ul style="list-style-type: none">✓ Excellent | Pool <ul style="list-style-type: none">✓ Communal✓ Indoor✓ Heated | Climate Control <ul style="list-style-type: none">✓ Air Conditioning✓ Hot A/C✓ Cold A/C | Views <ul style="list-style-type: none">✓ Sea✓ Mountain✓ Country✓ Panoramic |
| Features <ul style="list-style-type: none">✓ Covered Terrace✓ Lift✓ Fitted Wardrobes✓ Private Terrace✓ WiFi✓ Gym✓ Sauna✓ Storage Room✓ Ensuite Bathroom✓ Double Glazing✓ Restaurant On Site | Furniture <ul style="list-style-type: none">✓ Optional | Kitchen <ul style="list-style-type: none">✓ Fully Fitted | Garden <ul style="list-style-type: none">✓ Communal | Security <ul style="list-style-type: none">✓ Gated Complex✓ Electric Blinds✓ Entry Phone✓ Alarm System | Parking <ul style="list-style-type: none">✓ Underground✓ Communal |
| Utilities <ul style="list-style-type: none">✓ Electricity✓ Drinkable Water | Category <ul style="list-style-type: none">✓ Holiday Homes✓ Investment✓ Resale✓ Contemporary | | | | |