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Sales - Apartment - Cancelada

529.000€

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Ref.-ID: MIBGR5437573 **Cancelada** **Apartment**

Community: 3,216 EUR / year **IBI: 524 EUR / year** **Rubbish: 133 EUR / year** **2** **2** **109 m2**

READY TO LIVE IN TODAY. while every comparable new build in Cancelada delivers in 2028. Do the maths: resale transfer tax is 7% (new build pays 10% VAT + 1.2% stamp duty), this apartment comes FULLY FURNISHED (new build: add €30,000–40,000), and it offers 109 m² built where new builds typically offer 94 m². Ready to live in, this home costs less than almost every new-build alternative currently on sale in Cancelada — in most cases €16,000 to €115,000 less all-in. Keys at completion, not in 2028. For investors: rental potential of €1,800–2,200 per month from day one. Full cost comparison document available for collaborating agents on request. THE APARTMENT: Top-floor 2 bedroom, 2 bathroom apartment (109 m² built) in Syzygy The Residences, a boutique community of just 47 homes (2019) on the New Golden Mile. The 42 m² west-facing terrace catches the afternoon sun and evening light, with partial sea views. Open-plan living with fully fitted kitchen, both bedrooms with fitted wardrobes, master en-suite. Sold fully furnished and immaculately maintained — genuinely turn-key. Private underground parking space and exceptionally large storage room included. THE COMMUNITY: Landscaped gardens and swimming pools, plus a residents-only rooftop lounge with panoramic plunge pool overlooking the coastline. THE LOCATION: Cancelada village within walking distance; beaches at 2.5 km; Villa Padierna and Flamingos Golf on the doorstep; Marbella and Puerto Banús 15 minutes; Málaga airport under an hour.

Setting
- ✔ Commercial Area
- ✔ Village
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools
- ✔ Urbanisation

Orientation
- ✔ South
- ✔ South West
- ✔ West

Condition
- ✔ Excellent
- ✔ Good
- ✔ New Construction

Pool
- ✔ Communal

Climate Control
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Central Heating
- ✔ U/F/H Bathrooms

Views
- ✔ Sea
- ✔ Mountain
- ✔ Country
- ✔ Panoramic
- ✔ Urban
- ✔ Street

Features
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Satellite TV
- ✔ WiFi
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Access for people with reduced mobility
- ✔ Near Church
- ✔ Basement
- ✔ Fiber Optic

Furniture
- ✔ Fully Furnished

Kitchen
- ✔ Fully Fitted

Garden
- ✔ Communal
- ✔ Landscaped

Security
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security

Parking
- ✔ Underground
- ✔ Garage
- ✔ Covered
- ✔ Street
- ✔ Private

Utilities
- ✔ Electricity
- ✔ Drinkable Water
- ✔ Telephone
- ✔ Solar water heating

Category
- ✔ Bargain
- ✔ Distressed
- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Reduced
- ✔ Resale
- ✔ Contemporary