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Sales - Apartment - Cancelada

529.000€

www.mibgroup.es
+34 662 58 96 58
info@mibgroup.es

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

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

READY TO ENJOY TODAY — NO WAITING UNTIL 2028 Why wait years for a new-build property when this fully furnished, turn-key apartment is ready to enjoy immediately? At €529,000, this top-floor apartment offers 109 m² built plus a generous 42 m² terrace, private underground parking and a large storage room — all included. For buyers comparing resale with new construction, the numbers are worth considering. Resale property is subject to 7% transfer tax, while new-build purchases are generally subject to 10% VAT plus 1.2% stamp duty. This apartment is also sold fully furnished, avoiding the additional furnishing budget typically required with a new-build home. Compared with many new-build alternatives currently marketed in Cancelada, this property offers more space and, above all, immediate availability. You can start enjoying the property from completion rather than waiting years for future delivery. A detailed cost comparison with selected new-build alternatives is available on request. THE APARTMENT Beautifully maintained top-floor 2-bedroom, 2-bathroom apartment in Syzygy The Residences, a boutique development of only 47 homes completed in 2019 on the New Golden Mile. The apartment offers 109 m² built and a spacious 42 m² terrace with an excellent south-to-west exposure. The terrace benefits from changing sunlight throughout the day, from the higher southern sun towards the south-west and west, creating particularly attractive afternoon and evening light together with partial sea views. The open-plan living and dining area connects seamlessly with the terrace and the fully fitted modern kitchen, creating a bright and inviting indoor-outdoor living space. Both bedrooms feature fitted wardrobes, with the principal bedroom benefiting from an en-suite bathroom. The apartment is sold fully furnished and ready to move into, with a private underground parking space and an exceptionally large private storage room included in the price. HOLIDAY & INVESTMENT APPEAL Syzygy The Residences is also a popular development for holiday stays and short-term rentals, adding to its appeal for buyers looking for a second home with potential investment use. This particular apartment does not currently hold a tourist rental licence. A future owner may apply for one, subject to the regulations, municipal requirements and community approval applicable at the time of application. THE COMMUNITY Syzygy The Residences is an intimate, well-maintained community with landscaped gardens and communal swimming pools. Residents also enjoy access to an exclusive rooftop lounge with a panoramic plunge pool overlooking the Mediterranean coastline. THE LOCATION The property is located within walking distance of Cancelada village, with shops, restaurants and everyday amenities close by. The beach is approximately 2.5 km away, while Flamingos Golf and Villa Padierna are only a short drive from the property. Puerto Banús, Marbella, Estepona and the wider New Golden Mile are all easily accessible, making this an excellent option for permanent living, holidays or investment. Málaga International Airport can be reached in 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