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## Sales - Apartment - Cancelada

## 529.000€

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**Ref.-ID: MIBGR5442391**

**Cancelada**

**Apartment**

**Community: 3,972 EUR / year**

**IBI: 935 EUR / year**

**3** **2** **134 m2**

Located within the Le Mirage residential community in Cancelada, on Estepona's prestigious New Golden Mile, this elegant contemporary ground floor apartment offers an excellent combination of generous living spaces, modern design and a privileged Mediterranean lifestyle. Designed to maximise natural light and create a seamless connection between indoor and outdoor living, the spacious open-plan living and dining area opens directly onto a generous covered terrace, providing the perfect setting for relaxing or entertaining throughout the year. Large floor-to-ceiling sliding doors flood the interior with natural light while framing pleasant views over the landscaped gardens and towards the Mediterranean. The contemporary fully fitted kitchen blends effortlessly into the living space, combining clean architectural lines with practicality to create a bright and welcoming social environment. The apartment offers three well-proportioned bedrooms and two modern bathrooms, including a spacious principal suite with direct access to the terrace. Every room has been designed to prioritise comfort, functionality and natural light, making the property equally suitable as a permanent residence or a holiday home. One of the property's greatest attractions is its generous outdoor living space. The covered terrace extends onto an exclusive-use garden, creating a private setting for outdoor dining, sunbathing or simply enjoying the Costa del Sol's exceptional climate throughout the year. Partial sea views further enhance the feeling of openness and tranquillity. Residents of Le Mirage enjoy beautifully landscaped communal gardens, a large saltwater swimming pool, wellness facilities including a gym and spa, underground parking, lift access and the security of a gated community, creating an ideal environment for both year-round living and holidays. Located in Cancelada, one of the most desirable and growing areas of Estepona's New Golden Mile, the apartment is just minutes from beaches, renowned golf courses, international schools, restaurants, supermarkets and all essential amenities. Puerto Banús, Marbella and Estepona town centre are all within easy driving distance, offering an exceptional balance between tranquillity and convenience. Designed for those who appreciate outdoor living as much as contemporary interiors, this home captures the relaxed Mediterranean lifestyle that makes the New Golden Mile one of the Costa del Sol's most desirable places to live.

**Setting**
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Close To Town
- ✔ Close To Schools

**Orientation**
- ✔ South West Orientation

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning

**Views**
- ✔ Sea Views
- ✔ Garden Views

**Features**
- ✔ Covered Terrace
- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Double Glazing
- ✔ Fiber Optic

**Kitchen**
- ✔ Partially Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone

**Parking**
- ✔ Private Parking