

## **Sales - Apartment - Cancelada**

**1.150.000€**

**Cancelada**

**Apartment**

**Community: 4,200 EUR / year**



**3**



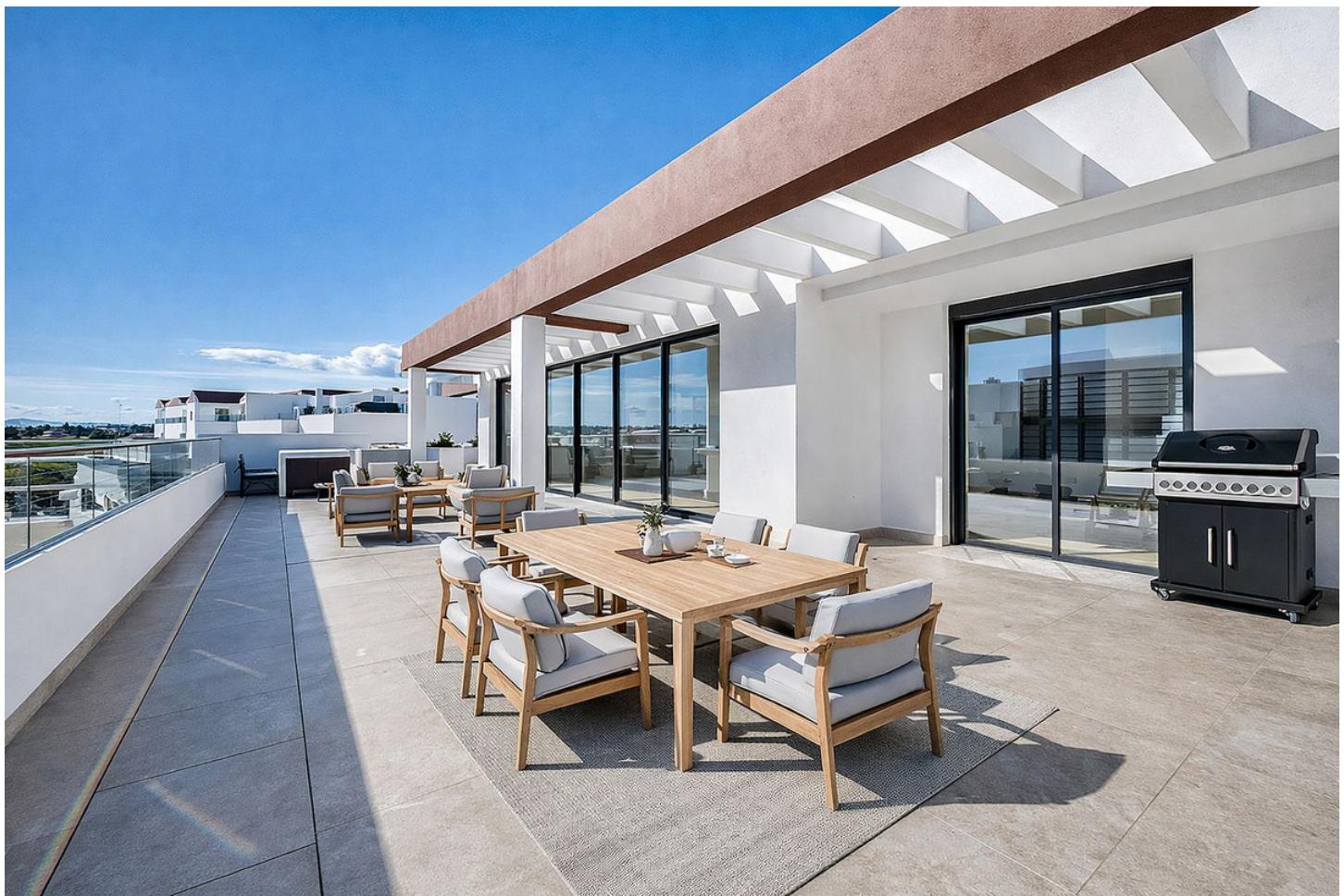
**3**



**133 m2**

This brand-new, unfurnished resale penthouse offers refined contemporary living in a prime location on the New Golden Mile, just 10 minutes from both Estepona and Marbella. The property features three bright bedrooms, two elegant bathrooms plus a guest toilet, and an open-plan living area with a fully equipped high-end kitchen. Large sliding doors open onto an impressive 86 m<sup>2</sup> south-facing terrace with panoramic sea and mountain views, ideal for outdoor living year-round. High-quality finishes include underfloor heating, advanced aero-thermal climate control with individual room regulation, excellent insulation, two underground parking spaces and a spacious storage room. Residents enjoy outstanding amenities such as outdoor and indoor swimming pools, spa and wellness facilities, gym, paddle courts, coworking space and 24-hour security. Located in a peaceful elevated area of Cancelada, close to beaches, promenade, shops and restaurants, this penthouse is ideal as a luxury residence or high-return investment. An exceptional opportunity on the Costa del Sol. This is a UNFURNISHED resale unit of a new development: Luxury Penthouse, 3 Bedrooms & 86 m<sup>2</sup> Terrace - Cancelada - New Golden Mile, Estepona. Stunning ready-to-move-in penthouse in this modern and elegant residence, located on the highly sought-after New Golden Mile, between Marbella and Estepona. A space where light, design, and luxury come together to offer the ultimate Costa del Sol lifestyle. Apartment Features: 3 spacious and bright bedrooms 2 designer bathrooms + guest toilet Open living room with fully equipped high-end kitchen 86 m<sup>2</sup> south-facing terrace with panoramic sea and mountain views Indoor heated swimming pool 2 underground parking spaces + large storage room Air conditioning and aero-thermal heating with per-room temperature control Underfloor heating and high-quality thermal and acoustic insulation Residence Amenities: 3 outdoor pools + indoor heated pool 2 padel courts and sports areas State-of-the-art spa & wellness Fully equipped gym Coworking space with shared kitchen 24-hour security, cameras, and license plate recognition Prime Location: Quiet, elevated area in Cancelada, Estepona Just a few minutes' walk from the beach, promenade, and bike lane Only 10 minutes by car from Marbella or Estepona Why This Penthouse is Unique: Move-in ready, perfectly maintained Ideal as a luxury residence or high-yield investment Combines light, space, and comfort in one place Unique Opportunity on the Costa del Sol - Don't Miss It!

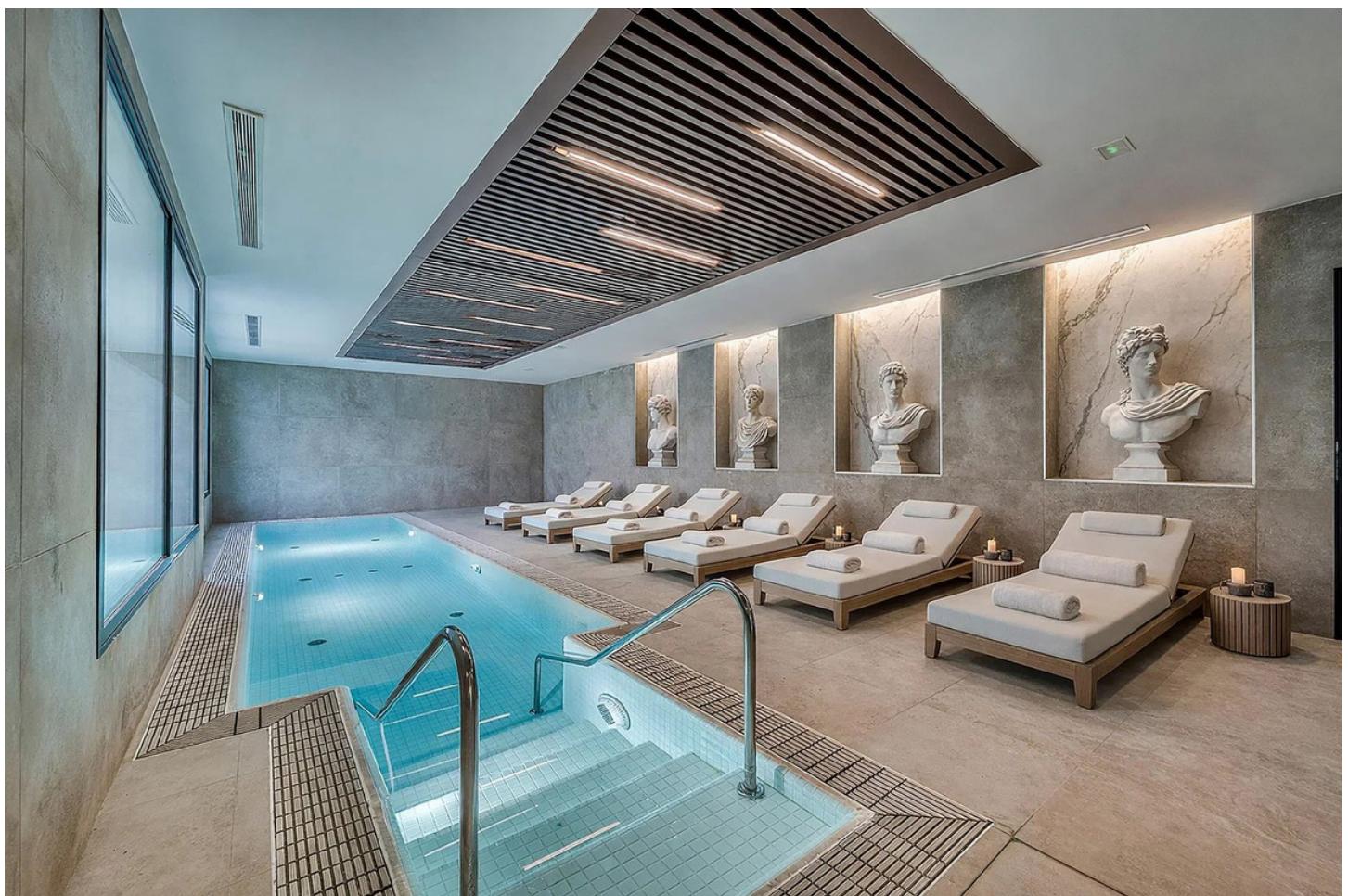
<b>Setting</b>	<b>Orientation</b>	<b>Condition</b>	<b>Pool</b>
<input checked="" type="checkbox"/> Suburban <input checked="" type="checkbox"/> Close To Golf <input checked="" type="checkbox"/> Close To Shops <input checked="" type="checkbox"/> Close To Sea <input checked="" type="checkbox"/> Close To Schools <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"/> Indoor <input checked="" type="checkbox"/> Heated
<b>Climate Control</b>	<b>Views</b>	<b>Features</b>	<b>Furniture</b>
<input checked="" type="checkbox"/> Air Conditioning <input checked="" type="checkbox"/> U/F Heating <input checked="" type="checkbox"/> U/F/H Bathrooms	<input checked="" type="checkbox"/> Sea <input checked="" type="checkbox"/> Mountain <input checked="" type="checkbox"/> Courtyard	<input checked="" type="checkbox"/> Covered Terrace <input checked="" type="checkbox"/> Lift <input checked="" type="checkbox"/> Fitted Wardrobes <input checked="" type="checkbox"/> Private Terrace <input checked="" type="checkbox"/> Satellite TV <input checked="" type="checkbox"/> WiFi <input checked="" type="checkbox"/> Gym <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"/> Access for people with reduced mobility <input checked="" type="checkbox"/> Jacuzzi <input checked="" type="checkbox"/> Double Glazing <input checked="" type="checkbox"/> Basement <input checked="" type="checkbox"/> Fiber Optic	<input checked="" type="checkbox"/> Not Furnished
<b>Kitchen</b>	<b>Garden</b>	<b>Security</b>	<b>Parking</b>
<input checked="" type="checkbox"/> Fully Fitted	<input checked="" type="checkbox"/> Communal	<input checked="" type="checkbox"/> Gated Complex <input checked="" type="checkbox"/> Electric Blinds <input checked="" type="checkbox"/> Entry Phone <input checked="" type="checkbox"/> 24 Hour Security	<input checked="" type="checkbox"/> Underground <input checked="" type="checkbox"/> Garage <input checked="" type="checkbox"/> Covered <input checked="" type="checkbox"/> More Than One <input checked="" type="checkbox"/> Communal
<b>Utilities</b>	<b>Category</b>		
<input checked="" type="checkbox"/> Electricity <input checked="" type="checkbox"/> Drinkable Water	<input checked="" type="checkbox"/> Luxury <input checked="" type="checkbox"/> Contemporary		

















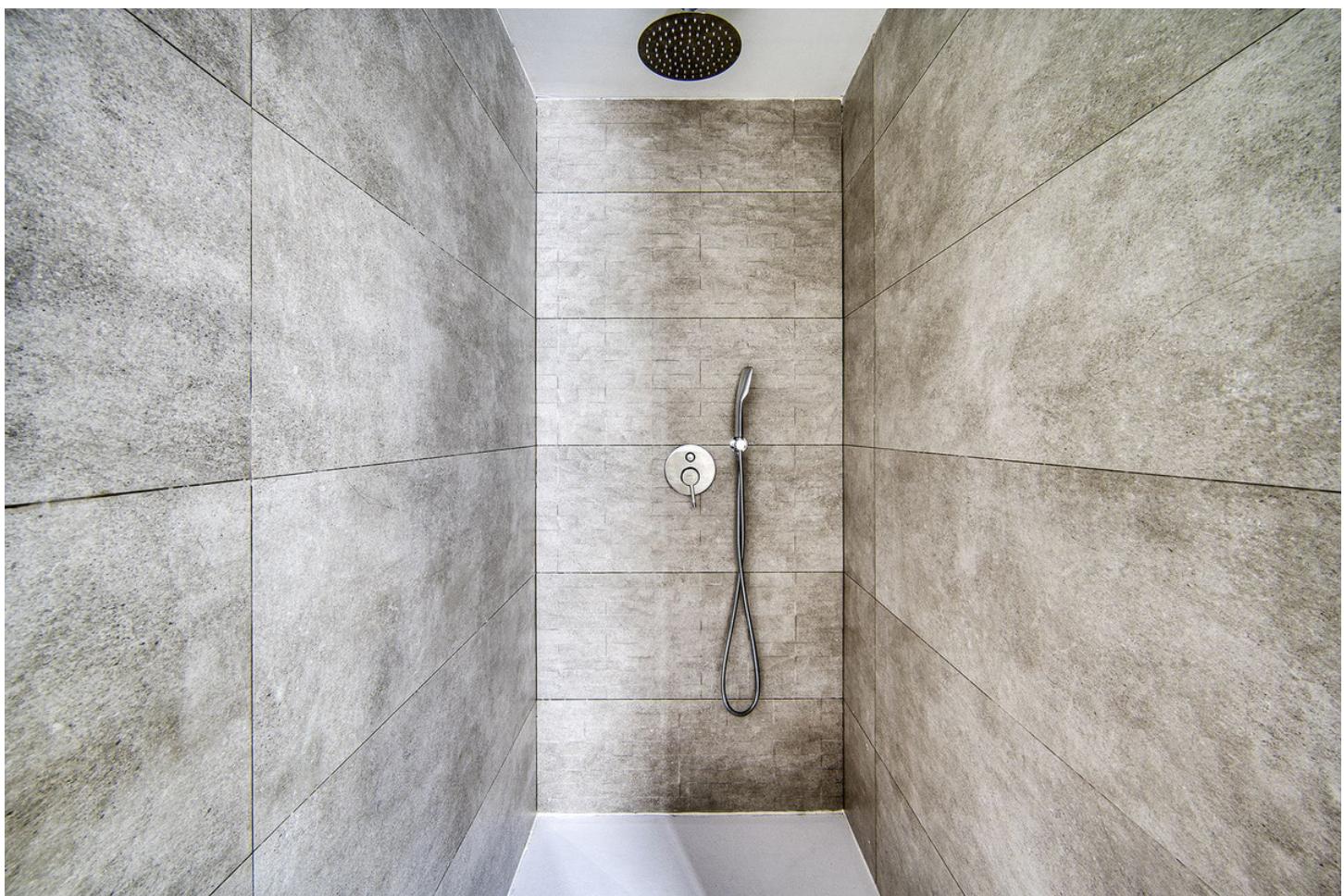














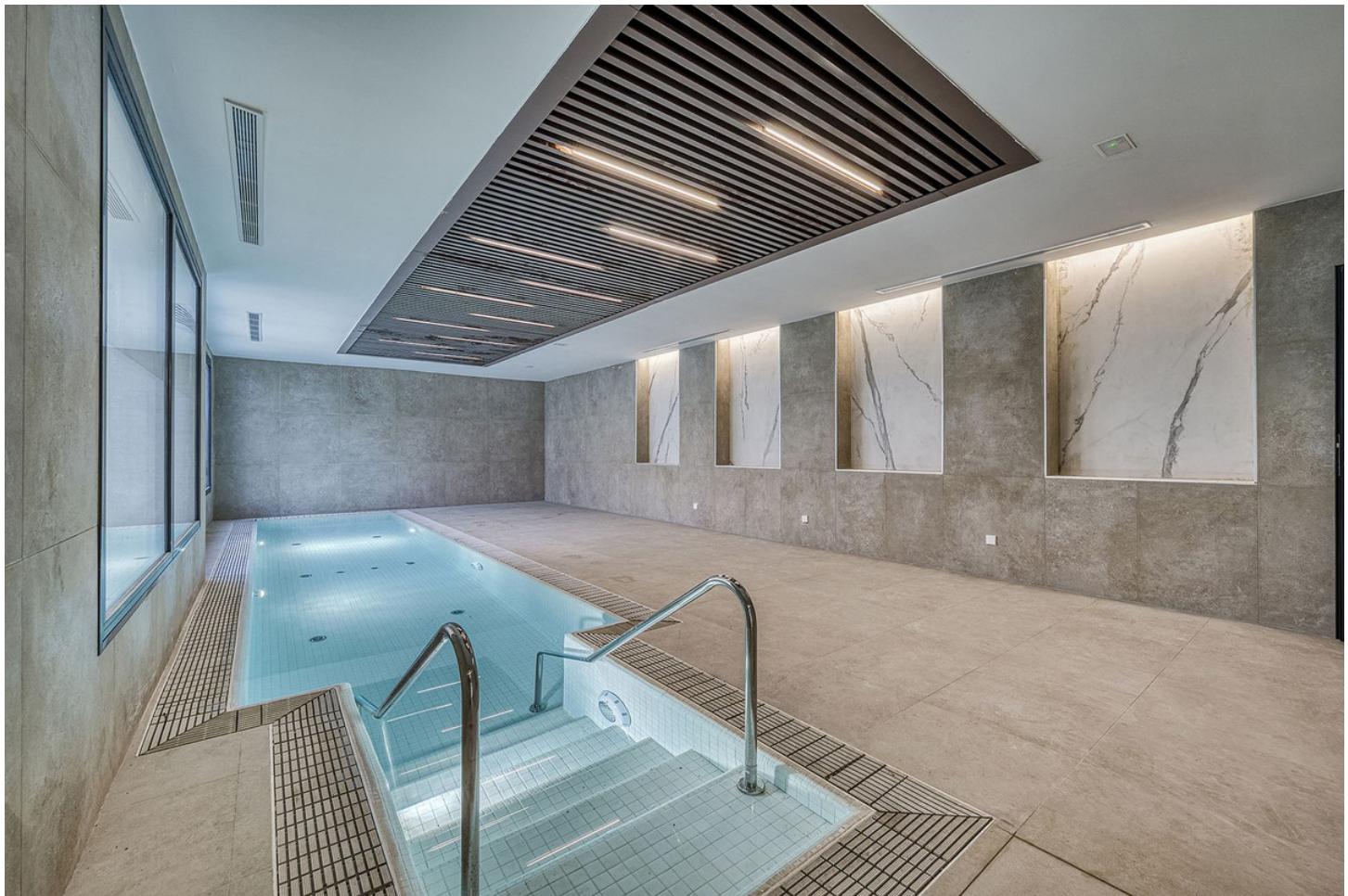






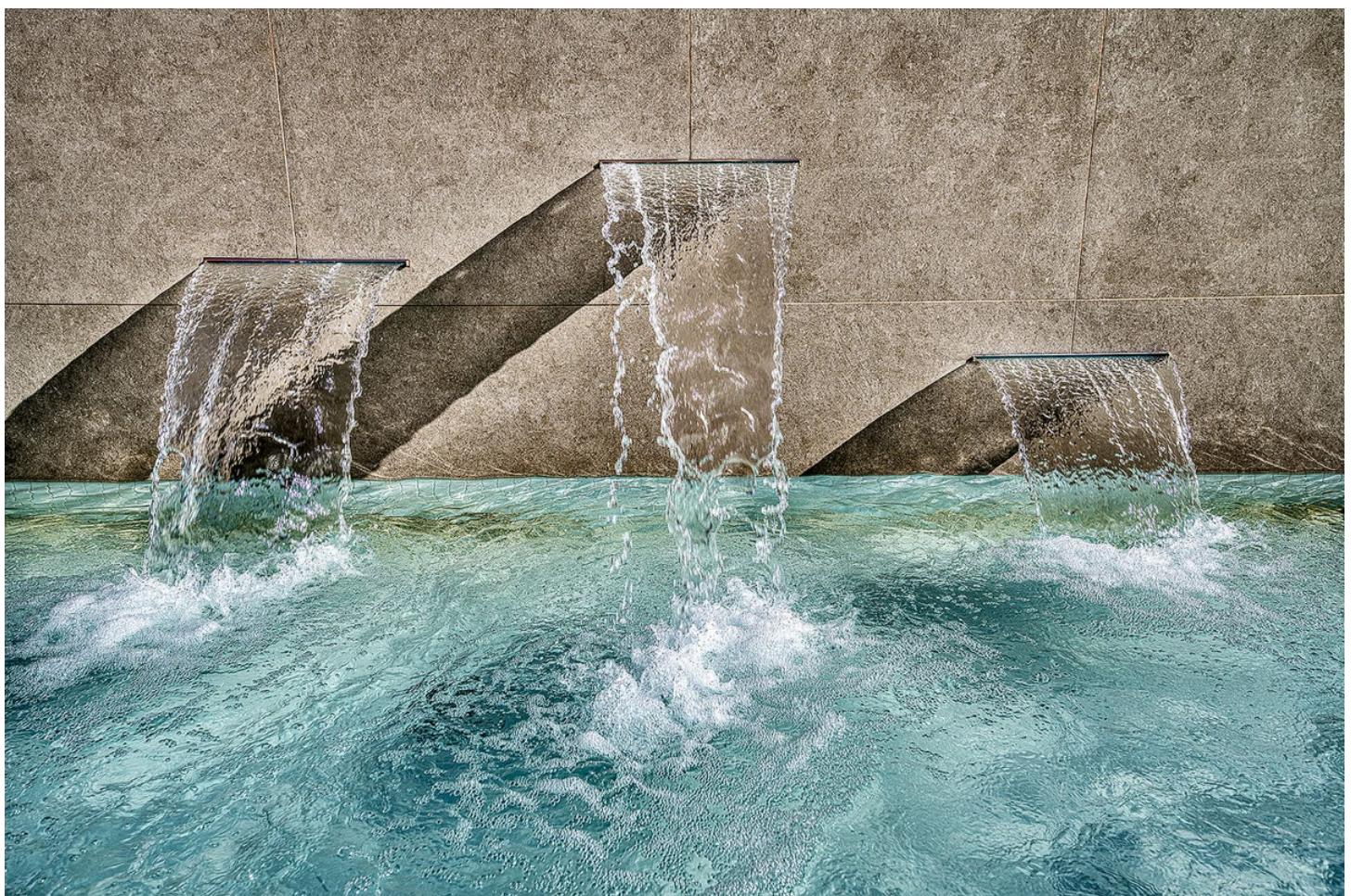


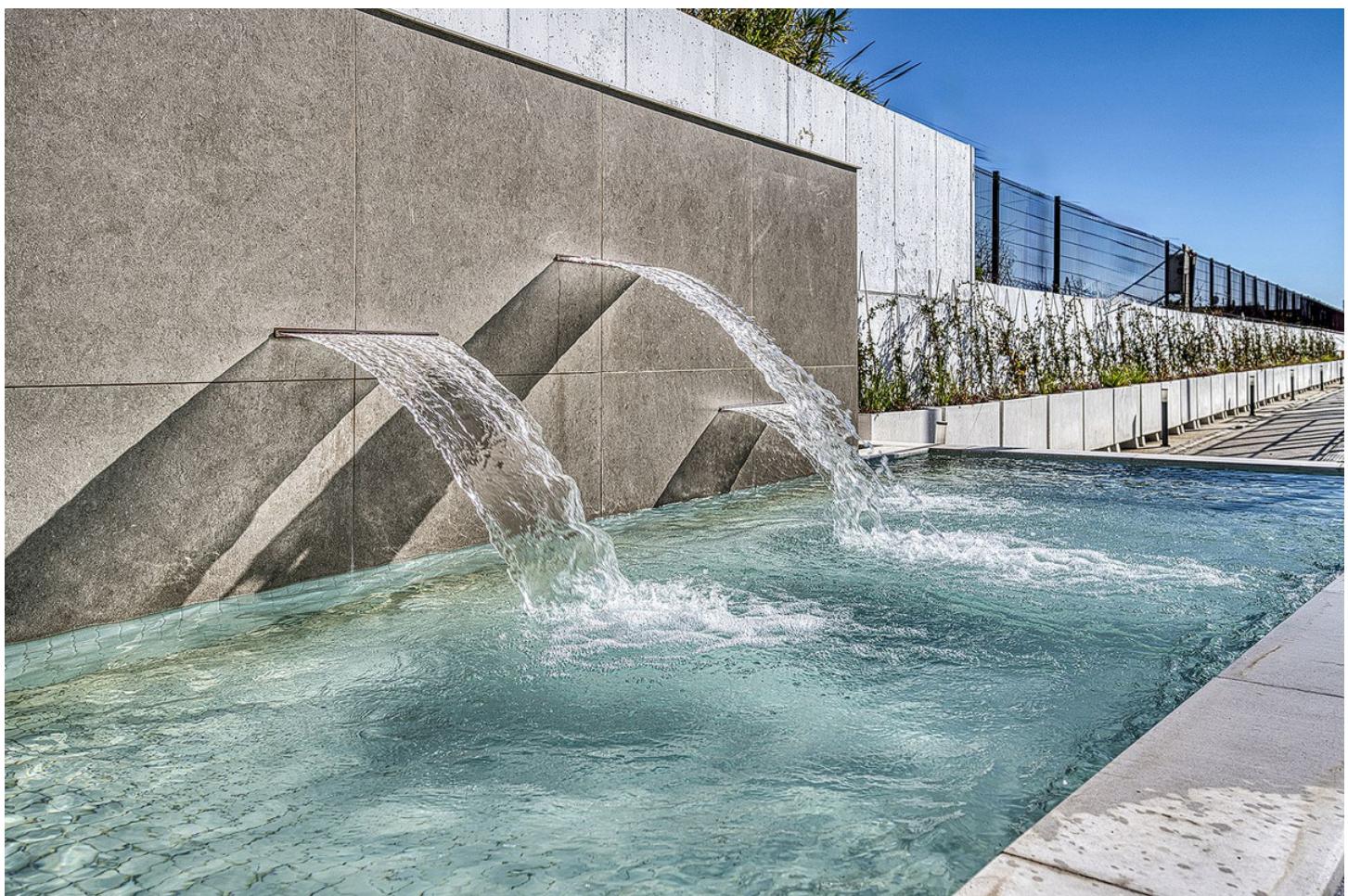








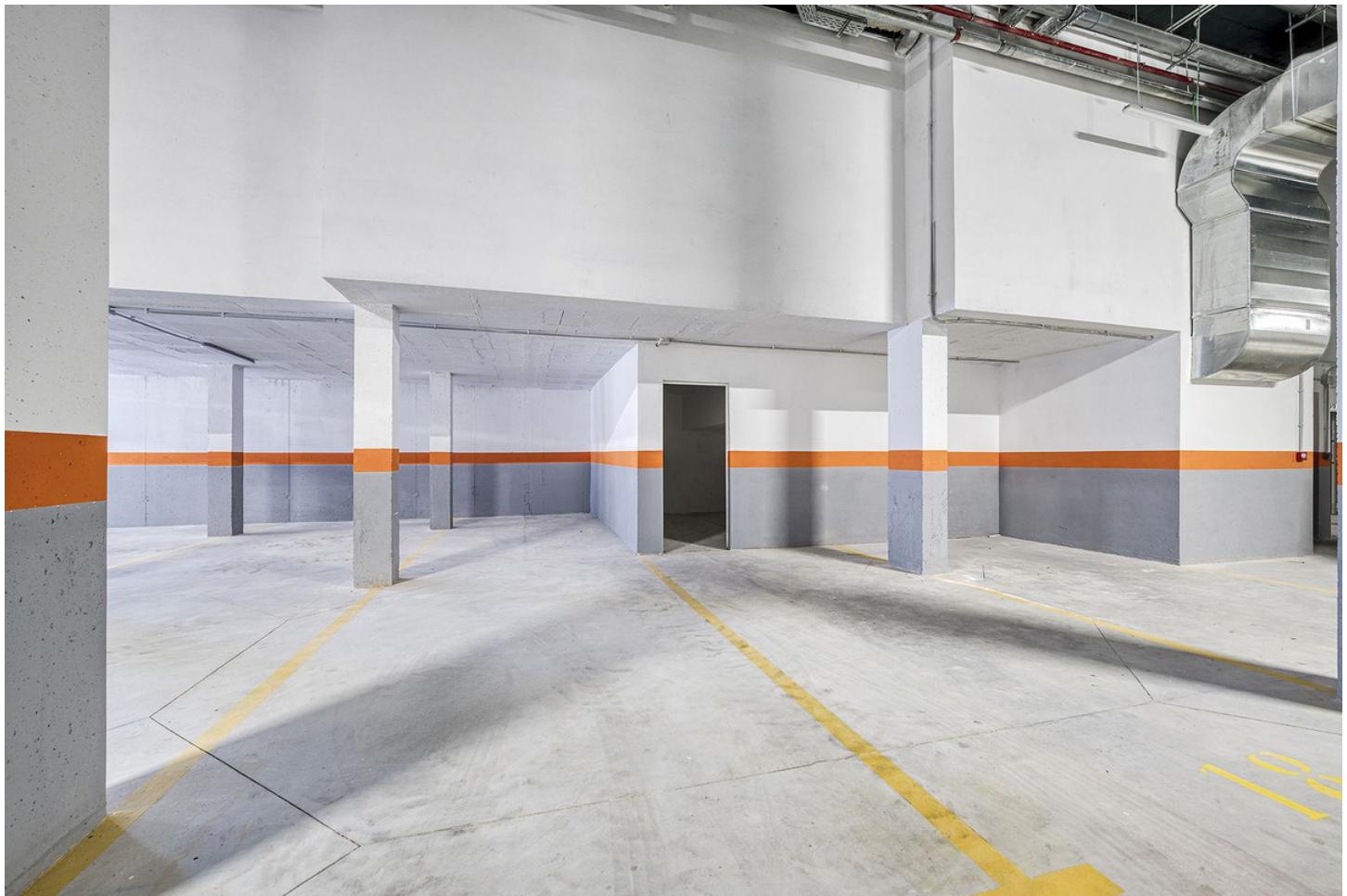












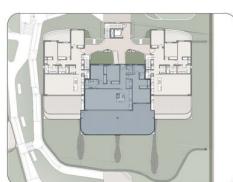
## ÁTICO B

### SUPERFICIES

SUPERFICIE ÚTIL VIVIENDA	117,55 m <sup>2</sup>
SUPERFICIE ÚTIL TERRAZA	86,45 m <sup>2</sup>
SUPERFICIE CONSTRUIDA VIVIENDA	133,23 m <sup>2</sup>
SUPERFICIE CONSTRUIDA VIVIENDA CON P.P.Z.C.	160,89 m <sup>2</sup>

### SEGÚN DECRETO 218/2.005 JUNTA DE ANDALUCÍA

SUPERFICIE ÚTIL VIVIENDA	129,31 m <sup>2</sup>
SUPERFICIE CONSTRUIDA VIVIENDA	172,65 m <sup>2</sup>



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