

Sales - Apartment - Bel Air

549.000€

Bel Air

Apartment



2



2



92 m²



32 m²

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (**Estepona**). This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m² of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round. The apartment features 92 m² built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aero-thermal energy. Includes an underground parking space with capacity for two cars and a private storage room. The complex offers full resort-style facilities, including: • 2 outdoor swimming pools • heated indoor pool • gym • 2 padel courts • coworking space • 24-hour security Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to **San Pedro de Alcántara** and **Puerto Banús**. An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.

Setting

- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town
- ✓ Urbanisation

Orientation

- ✓ South

Condition

- ✓ New Construction

Pool

- ✓ Communal

Climate Control

- ✓ Air Conditioning
- ✓ Pre Installed A/C
- ✓ Hot A/C
- ✓ Cold A/C
- ✓ U/F Heating
- ✓ U/F/H Bathrooms

Views

- ✓ Garden

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Paddle Tennis
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Near Church

Furniture

- ✓ Not Furnished

Kitchen

- ✓ Fully Fitted

Garden

- ✓ Communal
- ✓ Private

Security

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ 24 Hour Security

Parking

- ✓ Underground
- ✓ Communal

Utilities

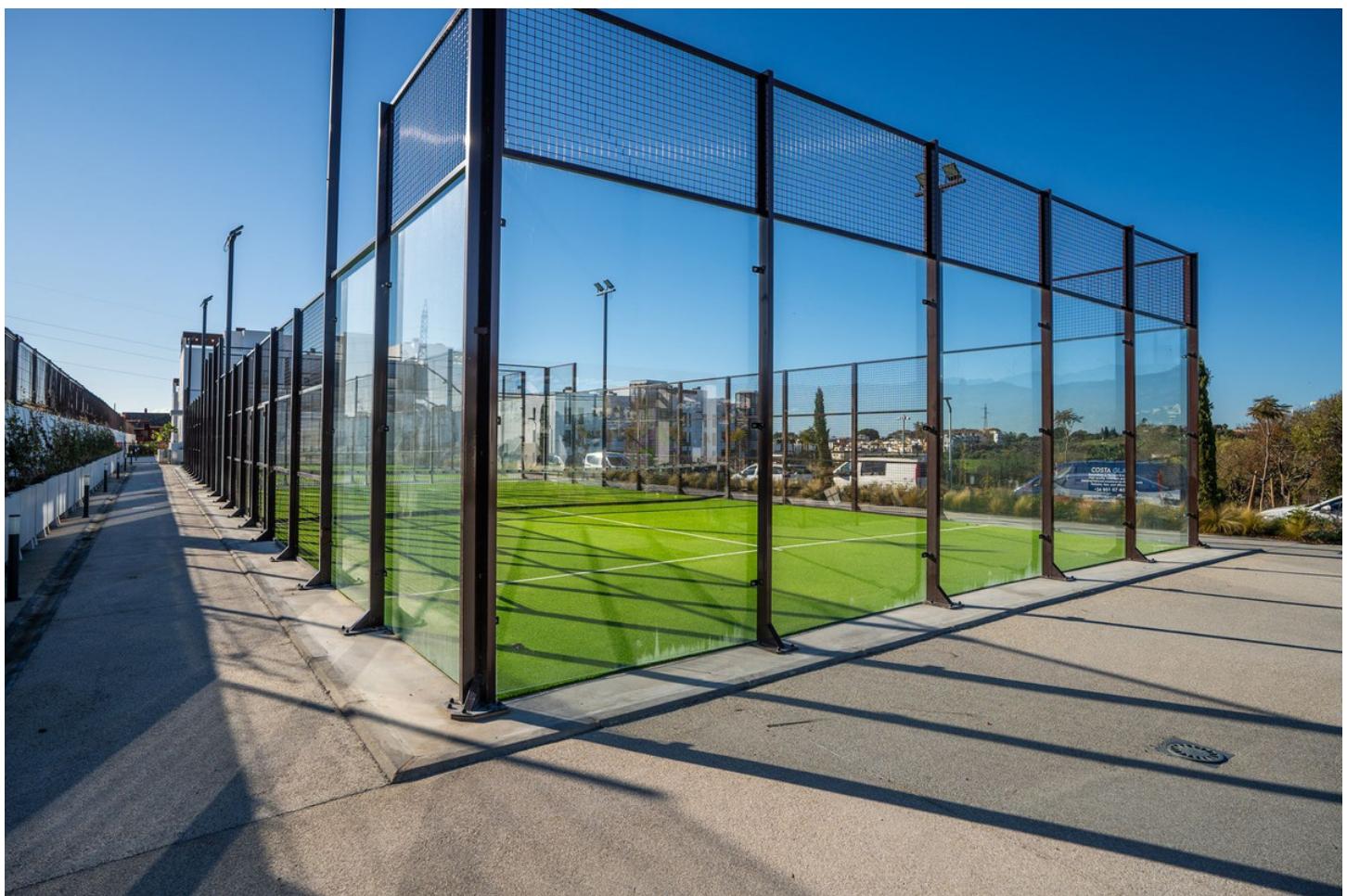
- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

Category

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary







SUPERFICIES	
SUPERFICIE ÚTIL VIVIENDA	81,56 m ²
SUPERFICIE ÚTIL TERRAZA	33,11 m ²
SUPERFICIE ÚTIL JARDÍN	32,00 m ²
SUPERFICIE CONSTRUIDA VIVIENDA	92,99 m ²
SUPERFICIE CONSTRUIDA VIVIENDA CON P.P.C.	115,19 m ²
SEGURO DECRETO 1182/05 JUNTA DE ANDALUCÍA	88,17 m ²
SUPERFICIE ÚTIL VIVIENDA	123,30 m ²
SUPERFICIE CONSTRUIDA VIVIENDA	



ESCALA 1:75

