Sales - Apartment - Cancelada

529.000€

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




LA CASA DEL REY















































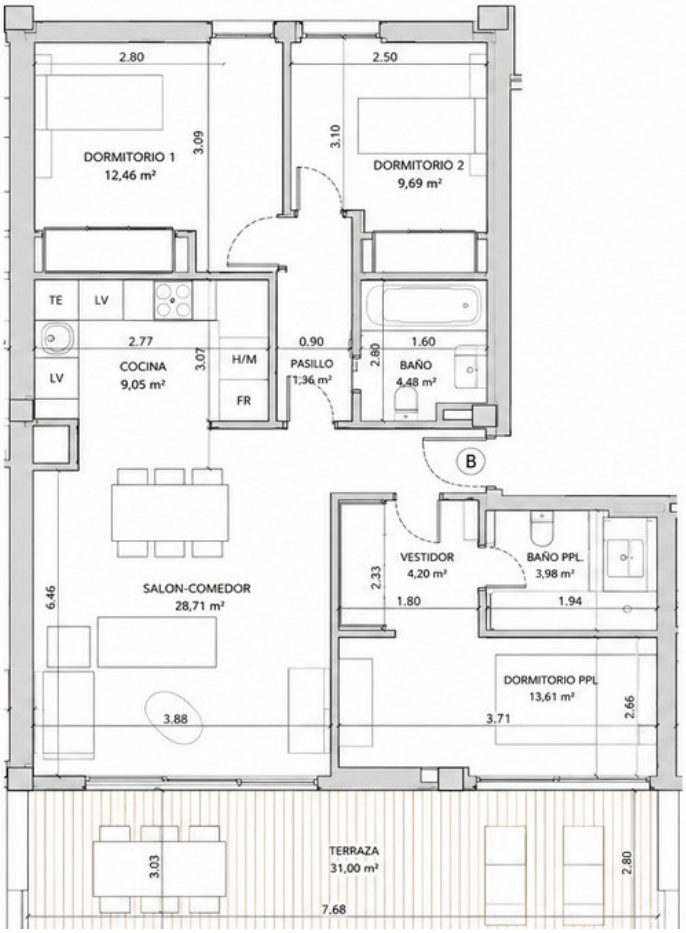



SANTINA
HOMES
+34 695 787 096
FOR SALE-SE VENDE




SALIDA





SUPERFICIES	
Interior útil	8
Terraza útil	3
Total útil	**1**
Interior construida	9
Terraza construida	3
Total construida (con comunes)	**1**

ESQUEMA DE CONJUNTO



0 1 2 3 4 5

Escala gráfica

NOTA

Este plano es orientativo y está sujeto a posib
modificaciones de carácter técnico o impues
por los organismos autorizados.
Las superficies son aproximadas.