



**Sales - Apartment - Bel Air**  
**549.000€**

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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 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round. The apartment features 92 m<sup>2</sup> 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**

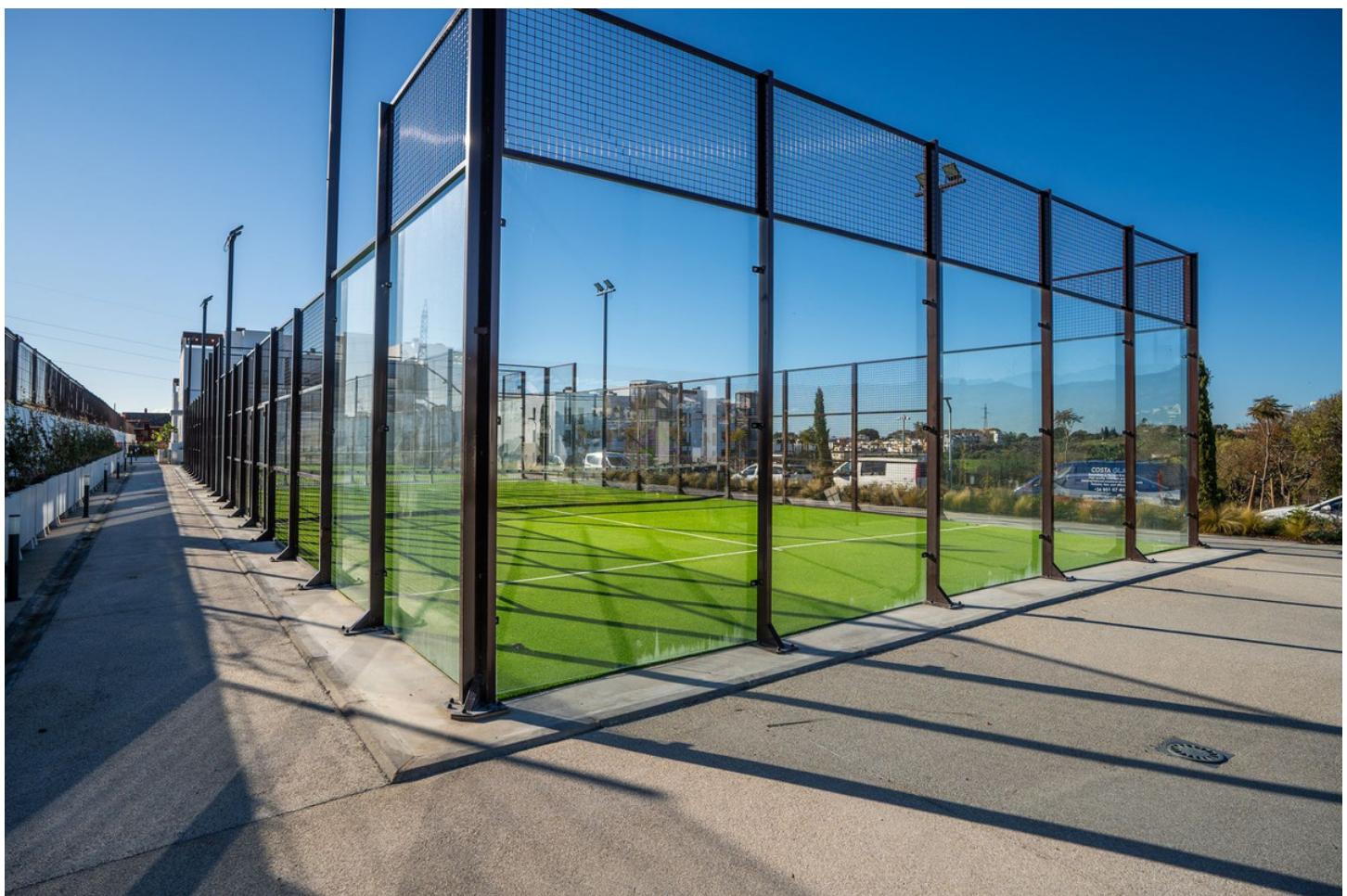
- Electricity
- Drinkable Water
- Telephone

**Category**

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







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



ESCALA 1:75

