



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

**[www.mibgroup.es](http://www.mibgroup.es)**  
**+34 662 58 96 58**  
**[info@mibgroup.es](mailto:info@mibgroup.es)**

 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 aerothermal 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

Climate Control

✓

 Air Conditioning

✓

 Pre Installed A/C

✓

 Hot A/C

✓

 Cold A/C

✓

 U/F Heating

✓

 U/F/H Bathrooms
- Kitchen

✓

 Fully Fitted
- Utilities

✓

 Electricity

✓

 Drinkable Water

✓

 Telephone

Orientation

✓

 South

Views

✓

 Garden

Garden

✓

 Communal

✓

 Private

Category

✓

 Golf

✓

 Holiday Homes

✓

 Investment

✓

 Luxury

✓

 Resale

✓

 Contemporary

Condition

✓

 New Construction

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

Security

✓

 Gated Complex

✓

 Entry Phone

✓

 24 Hour Security

Pool

✓

 Communal

Furniture

✓

 Not Furnished

Parking

✓

 Underground

✓

 Communal











SUPERFICIES	
SUPERFICIE ÚTIL VIVIENDA	81,06 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	83,99 m <sup>2</sup>
SUPERFICIE CONSTRUIDA VIVIENDA CON P.P.Z.C.	115,19 m <sup>2</sup>
SEGÚN DECRETO 2182/85 JUNTA DE ANDALUCÍA	
SUPERFICIE ÚTIL VIVIENDA	89,17 m <sup>2</sup>
SUPERFICIE CONSTRUIDA VIVIENDA	123,30 m <sup>2</sup>



















































