



Sales - Apartment - Cancelada
499.000€

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Community: 3,744 EUR / year IBI: 537 EUR / year

Rubbish: 134 EUR / year



2



2



86 m2

Welcome to this stylish ground-floor apartment in the sought-after Oceana Views development in Cancelada, ideally located between Estepona and Marbella. This modern property combines comfort and luxury with beautiful views of the Mediterranean Sea, the valley, and the surrounding mountains.. The bright living and dining area with open kitchen opens directly onto the spacious west-facing terrace, where you can enjoy peace, space, and spectacular sunsets. The apartment features two generous bedrooms and two bathrooms (one of which is en-suite), and is part of a well-maintained community with a large communal pool. Residents also enjoy exclusive access to a clubhouse with gym, heated indoor pool, sauna, and restaurant. The property is sold with a private parking space and storage room. Its excellent location places beaches, golf courses, shops, and restaurants within easy reach, with both Estepona and Marbella just a short drive away. This makes the apartment ideal as a permanent residence, holiday home, or investment. With a transferable rental licence, professional property management service, and proven gross rental income of €26,000 in 2025, this property offers a hassle-free and profitable investment.

Setting

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

Climate Control

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

Kitchen

- ✓ Fully Fitted

Utilities

- ✓ Electricity
- ✓ Drinkable Water

Orientation

- ✓ South West
- ✓ West

Views

- ✓ Sea
- ✓ Mountain
- ✓ Country
- ✓ Panoramic

Garden

- ✓ Communal

Category

- ✓ Holiday Homes
- ✓ Investment
- ✓ Resale
- ✓ Contemporary

Condition

- ✓ Excellent

Features

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ WiFi
- ✓ Gym
- ✓ Sauna
- ✓ Storage Room
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Restaurant On Site

Security

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

Pool

- ✓ Communal
- ✓ Indoor
- ✓ Heated

Furniture

- ✓ Optional

Parking

- ✓ Underground
- ✓ Communal





























PARCELA R9-10-11
NORTE DE CANCELADA
ESTEPOÑA (MÁLAGA)



VIVIENDA TIPO: 2D (1)
PORTALES: 5, 8 y 11
PLANTA: BAJA
VIVIENDA: B

SUPERFICIES SEGÚN PROYECTO

SUPERFICIE ÚTIL INTERIOR:	65,62 m ²
SUPERFICIE ÚTIL EXTERIOR:	20,01 m ²
TOTAL ÚTIL:	85,63 m²

SUPERFICIE CONSTRUIDA INTERIOR:	76,76 m ²
SUPERFICIE CONSTRUIDA EXTERIOR:	22,53 m ²
TOTAL CONSTRUIDA + PPZC:	120,34 m²

LAS SUPERFICIES INDICADAS A CONTINUACIÓN ESTÁN CALCULADAS CONFORME AL DECRETO 218 / 2005 DE INFORMACIÓN AL CONSUMIDOR EN LA COMPRAVENTA Y ARRENDAMIENTO DE VIVIENDAS DE ANDALUCÍA.

SUPERFICIE ÚTIL TOTAL:	72,07 m ²
SUPERFICIE CONSTRUIDA TOTAL:	105,49 m ²

