MIBGROUP.ES

## Sales - Apartment - Cancelada

## 895.000€

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**Ref.-ID: MIBGR5447233** **Cancelada** **Apartment**

 **3**

 **2**

 **133 m2**

Modern apartment located in the prestigious Acqua Gardens residential development in Cancelada, Estepona, on the New Golden Mile. Property Features: Built area: 133 m² Internal living area: 95.70 m² Private terrace: 93.60 m² Parking space: 12.50 m² Storage room: 5.50 m² The apartment is situated on the second floor (Apartment B) of Block 4, Portal 12 and benefits from a spacious layout with a large private terrace, offering an excellent outdoor living space. Located in the sought-after area of Cancelada, between Marbella and Estepona, Acqua Gardens provides easy access to beaches, golf courses, restaurants, shops, international schools, and all the amenities of the Costa del Sol. About Acqua Gardens Acqua Gardens is a contemporary gated residential community located in Cancelada, Estepona, on the prestigious New Golden Mile between Marbella and Estepona. Designed with modern Mediterranean architecture, the development combines elegant design, high-quality finishes, and beautifully landscaped gardens to create a peaceful and exclusive living environment. Residents enjoy a wide range of premium amenities, including: Outdoor swimming pools Fully equipped gym Co-working and multi-purpose social spaces Landscaped gardens and walking paths Secure gated access with private parking and storage rooms The development is ideally situated just a few minutes from the beach and close to some of the Costa del Sol's finest golf courses, including Los Flamingos Golf, El Paraíso Golf, and Atalaya Golf. It also offers excellent access to restaurants, supermarkets, international schools, beach clubs, and luxury resorts such as the Anantara Villa Padierna Palace. With easy access to the A-7 motorway, Acqua Gardens is approximately 10 minutes from Puerto Banús, 15 minutes from Marbella, and 20 minutes from Estepona town centre, making it an ideal choice for both permanent living and holiday homes. Combining an excellent location, contemporary design, and outstanding amenities, Acqua Gardens offers an exceptional lifestyle and represents a strong investment opportunity on the Costa del Sol.

**Setting**
- ✔ Commercial Area
- ✔ Close To Golf
- ✔ Close To Shops
- ✔ Close To Sea
- ✔ Urbanisation

**Orientation**
- ✔ South Facing

**Condition**
- ✔ Excellent Condition

**Pool**
- ✔ Communal Pool

**Climate Control**
- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ Fireplace

**Views**
- ✔ Sea Views
- ✔ Mountain Views
- ✔ Golf Views
- ✔ Beach Views
- ✔ Panoramic Views
- ✔ Garden Views
- ✔ Pool Views

**Features**
- ✔ Lift
- ✔ Private Terrace
- ✔ Solarium
- ✔ 24 Hour Reception

**Furniture**
- ✔ Not Furnished

**Kitchen**
- ✔ Fully Fitted Kitchen

**Garden**
- ✔ Communal Garden

**Security**
- ✔ Gated Complex
- ✔ 24 Hour Security

**Parking**
- ✔ Underground Parking

**Utilities**
- ✔ Electricity

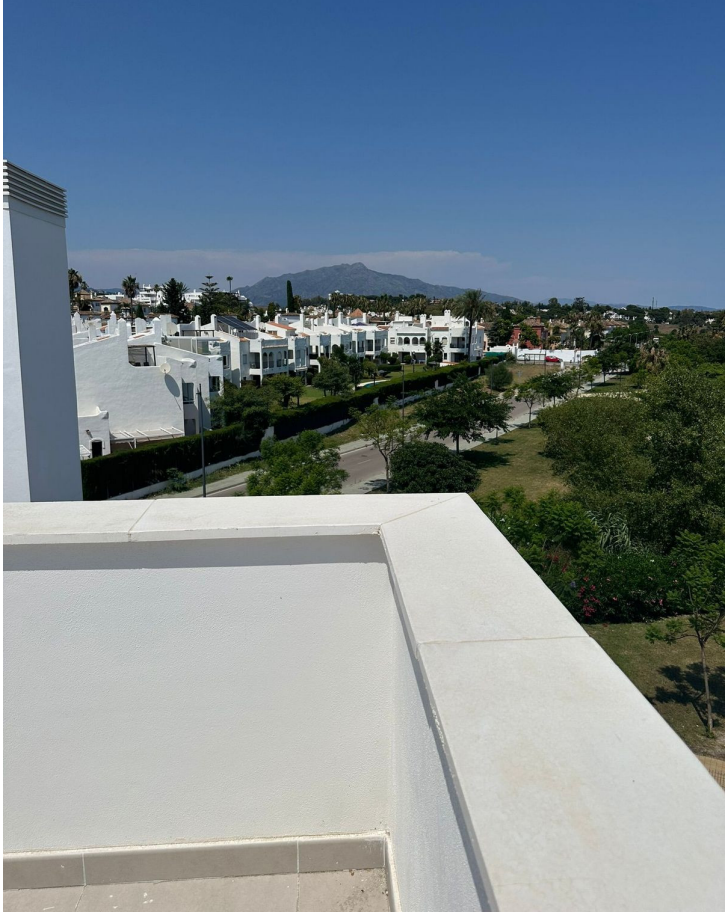
**Category**
- ✔ Investment
- ✔ Luxury
























PLANTA URBANIZACIÓN


Plano de conjunto
Cuadro de superficies















