MIBGROUP.ES

Sales - Apartment - Bel Air

595.000€

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Ref.-ID: MIBGR5524234 **Bel Air** **Apartment**

Community: 4,104 EUR / year

 **2**

 **2**

 **115 m2**

 **32 m2**

Exclusive Brand-New Ground Floor Apartment with Private Garden and 65 m² of Outdoor Space on the New Golden Mile Discover this magnificent brand-new, fully furnished ground floor apartment, located in an exclusive resort-style residential complex in Cancelada, one of the most sought-after areas of Estepona's New Golden Mile. Combining contemporary design, comfort and generous outdoor living spaces, this property offers the feeling of living in a private villa while enjoying all the benefits and facilities of a luxury residential resort. With a total area of 180 m², the property offers an excellent layout: 115 m² built area 92 m² usable interior space 33 m² private terrace 32 m² south-facing private garden One of the property's main highlights is its 65 m² of private outdoor space. The spacious terrace and south-facing garden become a natural extension of the living area, perfect for enjoying sunny breakfasts, al fresco dining or relaxing evenings throughout the year. Inside, natural light takes centre stage. Large floor-to-ceiling windows connect the living room with the terrace and garden, creating a seamless flow between indoor and outdoor living. The apartment features 2 bedrooms and 2 bathrooms, with a modern and functional layout designed to provide maximum comfort and convenience. Every detail has been carefully considered to ensure exceptional comfort, including a fully fitted kitchen with Siemens appliances, independent Airzone climate control in each room, and underfloor heating powered by an aerothermal system, ensuring a pleasant indoor temperature all year round. The property is sold fully furnished, allowing you to move in and start enjoying your new home from day one, without any hassle. It also includes an underground parking space with capacity for two vehicles and a private storage room. The residential complex offers a true resort-style lifestyle, with excellent facilities designed for relaxation, leisure and well-being without ever having to leave home: 2 outdoor swimming pools surrounded by landscaped gardens Heated indoor swimming pool for year-round enjoyment Fully equipped gym 2 padel courts Coworking space 24-hour security Its location is another major advantage. Situated in Cancelada, in the heart of the New Golden Mile, the property enjoys a peaceful and pleasant residential setting, just minutes from beautiful beaches, golf courses, restaurants and supermarkets, with excellent connections to San Pedro de Alcántara, Puerto Banús and Estepona town centre.

Setting
- Close To Golf
- Close To Shops
- Close To Sea
- Close To Town
- Urbanisation

Orientation
- South Facing

Condition
- Excellent Condition
- New Construction

Pool
- Communal Pool
- Indoor Pool
- Heated Pool
- Childrens Pool

Climate Control
- Air Conditioning
- Pre Installed A/C
- Hot A/C
- Cold A/C
- U/F Heating
- U/F/H Bathrooms

Views
- Garden Views

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
- Fully Furnished

Kitchen
- Fully Fitted Kitchen

Garden
- Communal Garden
- Private Garden

Security
- Gated Complex
- Entry Phone
- 24 Hour Security

Parking
- Underground Parking
- Communal Parking

Utilities
- Electricity
- Drinkable Water
- Telephone

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











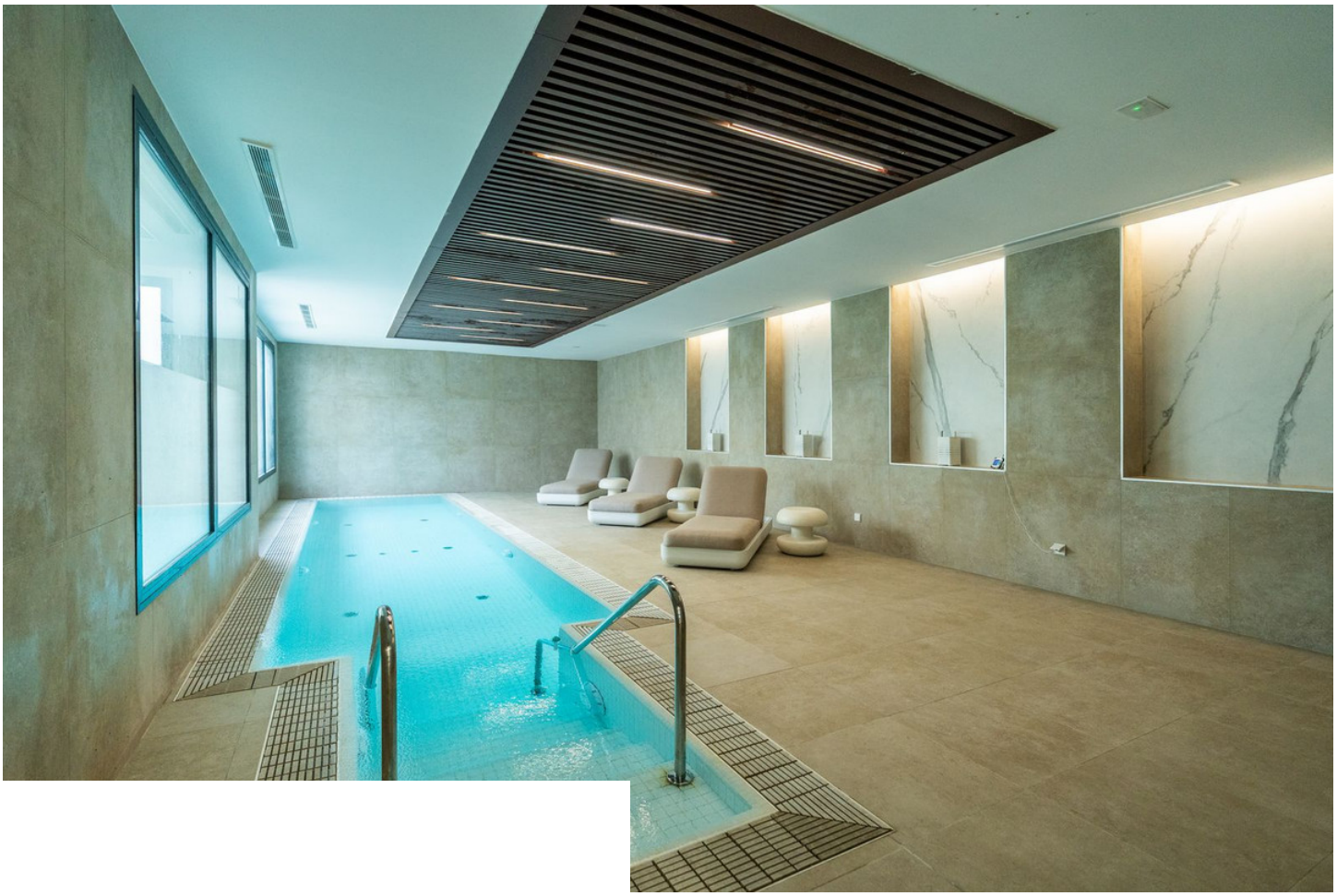






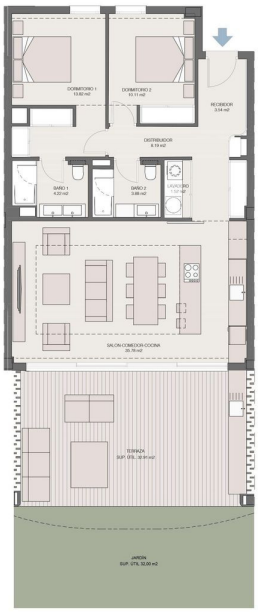






SUPERFICIES	
SUPERFICIE ÚTIL VIVIENDA	81,06 m²
SUPERFICIE ÚTIL TERRAZA	33,11 m²
SUPERFICIE ÚTIL JARDÍN	32,00 m²
SUPERFICIE CONSTRUIDA VIVIENDA	92,99 m²
SUPERFICIE CONSTRUIDA VIVIENDA CON P.P Z.C.	115,19 m²

SEGÚN DECRETO 218/2.005 JUNTA DE ANDALUCÍA	
SUPERFICIE ÚTIL VIVIENDA	89,17 m²
SUPERFICIE CONSTRUIDA VIVIENDA	123,30 m²





































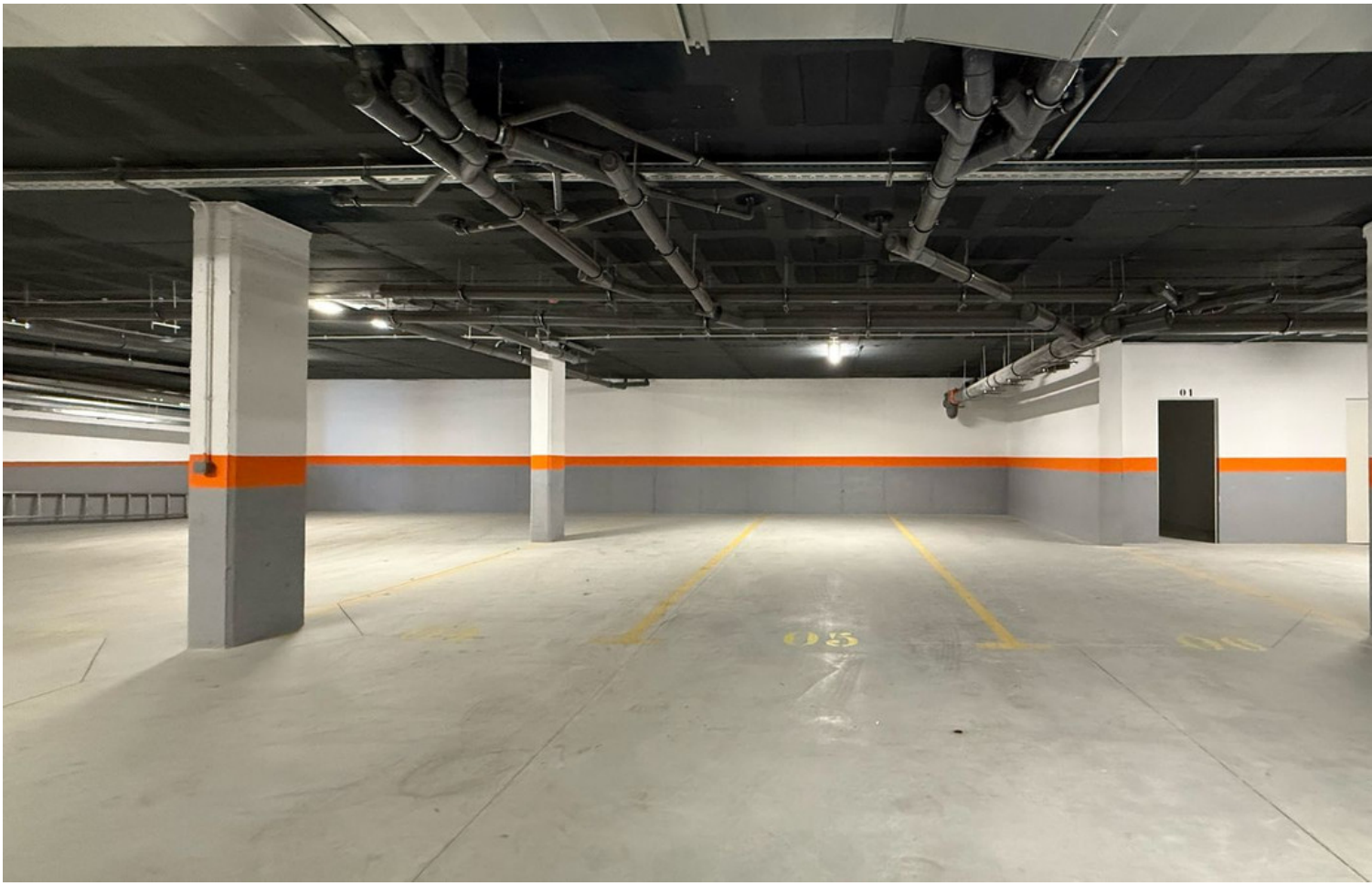











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