Продажа - Апартамент - Cancelada

660.000€











Ref.-ID: MIBGR5545183 **Cancelada** **Апартамент**

ИБИ: 805 EUR / год **Мусор: 152 EUR / год** **3** **2** **126 m2**

Acqua Gardens is a gated residential development of 95 homes in Cancelada, on the New Golden Mile between Estepona and San Pedro de Alcántara. Completed in 2025 by Vía Célere, it combines contemporary architecture with landscaped gardens, a communal swimming pool, a gym and a co-working area. This three-bedroom penthouse is on the second floor, on the quiet side of the development and away from the road. It holds a tourist rental licence for short-term letting. The penthouse is on a single level, with 126 m² built and a private terrace of 53 m². An entrance hall leads to an open-plan living room, dining area and kitchen, which opens directly onto the south-facing terrace. The terrace has room for separate dining and seating areas. The kitchen is fitted with matt white cabinetry, a Silestone quartz worktop and Bosch appliances: oven, ceramic hob, extractor, fridge-freezer, dishwasher and washing machine. Large-format porcelain floors run throughout. The primary suite includes a dressing room and an en-suite bathroom with shower. Two further bedrooms share a second bathroom. All three bedrooms have fitted wardrobes with interior drawer units. Ducted air conditioning provides heating and cooling in the living room and bedrooms. Hot water is produced by an individual aerothermal system, and mechanical ventilation renews the air without opening windows. Double glazing with thermal-break frames limits heat loss and outside noise. The building is covered by ten-year structural insurance. Two parking spaces and a storage room in the underground garage are included in the sale. The building has a lift, and the garage is prepared for electric vehicle charging. The village of Cancelada, with its shops, cafés, restaurants and banks, is within walking distance. Lidl and Mercadona are both a five-minute walk away, and the ground is level all the way. The beaches of the New Golden Mile and the golf courses of Los Flamingos are a short drive away. Puerto Banús and Marbella lie to the east; Estepona’s old town and marina lie to the west. The penthouse is ready to move into and suits permanent residence, use as a second home, or short-term letting. Three-bedroom penthouse, two bathrooms, 126 m² built on one level South-facing private terrace of 53 m² Tourist rental licence in place Primary suite with dressing room and en-suite bathroom Open-plan living room, dining area and kitchen Silestone worktop and Bosch appliances Two underground parking spaces and a storage room Gated development, completed in 2025, with pool, gym, co-working area and gardens Cancelada, New Golden Mile, between Estepona and Marbella

Расположение
- ✔ Рядом с гольф-полем
- ✔ Рядом с магазинами
- ✔ Рядом с морем
- ✔ Рядом с городом
- ✔ Близко к школам

ОРИЕНТАЦИЯ
- ✔ на юг

Состояние
- ✔ Отличное состояние

бассейн
- ✔ Коммунальный бассейн

Климат-контроль
- ✔ Кондиционер
- ✔ Полы с подогревом в ванной

ВИД
- ✔ Вид на море
- ✔ Сад Просмотров
- ✔ бассейн Просмотров

Особенности
- ✔ Лифт
- ✔ Приватная терраса
- ✔ WiFi
- ✔ Тренажерный зал
- ✔ Ванная комната
- ✔ Барбекю
- ✔ Двойные стеклопакеты
- ✔ Оптическое волокно

Мебель
- ✔ Дополнительный Мебель

Кухня
- ✔ Кухня-Зал

Сад
- ✔ Общий сад

меры безопасности
- ✔ Огражденный комплекс
- ✔ Домофон
- ✔ Сигнализация
- ✔ Охрана 24 часа

Парковка
- ✔ Несколько парковки
- ✔ Общий гараж

Категория
- ✔ Элитная