

## Продажа - Апартамент - Cancelada

**635.000€**

**Cancelada**

**Апартамент**

**Коммунальные: 4,536 EUR / год**

**ИБИ: 775 EUR / год**

**Мусор: 141 EUR / год**



**3**



**2**



**107 m<sup>2</sup>**

Stunning Duplex Penthouse with Breathtaking Panoramic Views in Cancelada 3 Bedrooms | 2 Bathrooms | 53m<sup>2</sup> Terrace | South-West Orientation | Touristic License | Built 2021 Welcome to your Mediterranean dream home in the sky, a beautifully appointed duplex penthouse located in the exclusive enclave of Cancelada, Estepona, just a short drive from Marbella's vibrant lifestyle and Puerto Banús glamour. This elegant 3-bedroom, 2-bathroom residence, built in 2021, boasts uninterrupted panoramic views stretching from the glittering Mediterranean Sea to the dramatic Sierra Bermeja mountains. And even as far as Gibraltar and North Africa on a clear day. With 106m<sup>2</sup> of interior built and 53m<sup>2</sup> of private terraces across two levels, every corner of this home has been designed to immerse you in light, comfort, and luxury. The heart of the home is an open-plan living area featuring a sleek black high-gloss kitchen with Siemens appliances, a spacious dining area, and a cozy lounge that spills out onto a sun-kissed terrace — ideal for alfresco dining and sunset cocktails. Upstairs, the master suite becomes your personal retreat, complete with an ensuite bathroom, walk-in dressing area, and direct access to the solarium terrace, where sunrise yoga or stargazing nights await. Key Features You'll Love: - Southwest-facing with sea, pool, mountain & panoramic views - 53m<sup>2</sup> of private outdoor space: 28m<sup>2</sup> main terrace + 25m<sup>2</sup> rooftop solarium - Touristic license in place - proven success as a vacation rental investment - Integrated hot/cold air conditioning, individually controlled per room - Fitted wardrobes in all bedrooms - Underground parking & private storage room (included in the price) - Gated community with security, concierge and resort-style amenities: - Outdoor pool with sun decks - Indoor heated pool, sauna, Turkish bath, gym & on-site restaurant (exclusive clubhouse access) - Surrounded by top-tier golf courses, tennis & padel clubs, and 5-star hotels like Villa Padierna - Near excellent international schools and walking distance to Cancelada village with shops and dining - Just 10 minutes from Marbella and the beaches of the New Golden Mile Whether you're seeking a full-time residence, a luxurious lock-up-and-leave holiday home, or a high-performing rental asset, this penthouse delivers style, location, and lifestyle in one of the most in-demand areas of the Costa del Sol.

- Расположение**
- ✓ Рядом с гольф-полем
  - ✓ Рядом с магазинами
  - ✓ Рядом с морем
  - ✓ Рядом с городом
  - ✓ Близко к школам
  - ✓ Рядом с лесом
  - ✓ Урбанизация

**ОРИЕНТАЦИЯ**

- ✓ Юго-запад

- Климат-контроль**
- ✓ Кондиционер
  - ✓ Пре-установленный
  - ✓ Кондиционер холодного воздуха
  - ✓ Кондиционер горячего воздуха
  - ✓ Полы с подогревом в ванной

**ВИД**

- ✓ Море
- ✓ Горы
- ✓ Панорамный
- ✓ Бассейн

**Состояние**

- ✓ Отличное

**бассейн**

- ✓ Общий
- ✓ Закрытый
- ✓ С подогревом

- Кухня**
- ✓ Полностью оборудованная

- Сад**
- ✓ Общественный

- Коммунальные услуги**
- ✓ Электричество
  - ✓ Питьевая вода
  - ✓ Телефон

- Категория**
- ✓ Дома для отдыха
  - ✓ Инвестиции
  - ✓ Современного

**Особенности**

- ✓ Крытая терраса
- ✓ Лифт
- ✓ Встроенные шкафы
- ✓ Рядом с транспортом
- ✓ Приватная терраса
- ✓ Солярий
- ✓ Спутниковое телевидение
- ✓ WiFi
- ✓ Тренажерный зал
- ✓ Сауна
- ✓ Кладовка
- ✓ Подсобное помещение
- ✓ Ванная комната
- ✓ Барбекю
- ✓ Двойные стеклопакеты
- ✓ Ресторан на территории
- ✓ Оптическое волокно

**Мебель**

- ✓ Полностью меблированный

**меры безопасности**

- ✓ Огражденный комплекс
- ✓ Домофон

**Парковка**

- ✓ Подземная
- ✓ Приватная



























