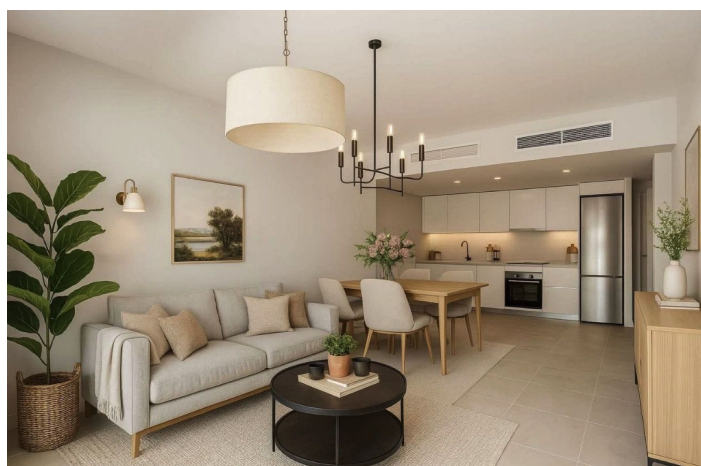




Duplex for sale in Cancelada, Estepona

455,000 €

Reference: R5167573 Bedrooms: 2 Bathrooms: 2 Plot Size: 100m² Build Size: 106m² Terrace: 30m²





Costa del Sol, Cancelada

Modern 2-Bedroom Ground Floor Apartment with Private Garden and Terrace in Aranya Estepona Discover your dream home on the Costa del Sol – a spectacular flat in the prestigious Aranya Estepona residential complex, designed for a relaxed and comfortable lifestyle. This spacious, light-filled property boasts a south-facing orientation, ensuring abundant natural light and sunshine all day long. Perfect for those valuing comfort, privacy, and top-tier infrastructure, it's an ideal serene permanent residence or smart investment opportunity. Property Highlights: Generous Space: 106 m² total built area, featuring 2 ample bedrooms with built-in wardrobes (one with en-suite bathroom) and 2 bathrooms for ultimate privacy and convenience. Outdoor Oasis: Private 70 m² garden ideal for relaxing or entertaining, plus a sunny 30 m² terrace with views of lush greenery. Modern Interiors: Fully equipped American-style kitchen opening to a bright living-dining room; high-quality finishes including gres ceramic floors, atherothermal system, and centralized air conditioning with hot/cold functions for year-round comfort. Included Essentials: 1 underground parking space and a huge storage room for added practicality. Community Amenities: Secure gated complex with 24/7 surveillance, swimming pool, gym, children's play area, and coworking space. Green walking and cycling paths right at your doorstep, plus a brand-new elite padel club with restaurant within walking distance. Prime Location: Surrounded by a beautiful golf course, with easy access to La Resina Golf Club; just 5 minutes to the beach. 3 minutes to Villa Padierna golf resort and Hospiten private clinic; 5 minutes to supermarkets and shopping centers. Quick connectivity to Estepona town center, Puerto Banús, and Marbella, with nearby schools, pharmacies, and a diverse array of leisure and cultural options. Conveniently situated between parks, the bullring, and Estepona marina for an enriched lifestyle. This fully equipped gem in one of Estepona's best areas combines elegance, functionality, and proximity to everything – contact us today to arrange a viewing!



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Gym
Paddle Tennis
Tennis Court
Utility Room
Fiber Optic
Access for people with reduced mobility

Views

Sea
Mountain
Panoramic
Country
Garden
Pool

Courtyard

Pool

Communal

Garden

Communal
Private Garden

Orientation

North
East
South

Setting

Close To Golf
Urbanisation
Close To Town
Close To Schools

Furniture

Not Furnished

Security

Gated Complex
24 Hour Security
Alarm System

Climate Control

Air Conditioning
Pre Installed A/C
Cold A/C
Hot A/C

Condition

Excellent
New Construction

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
Covered