



## Ground Floor Apartment for sale in Bel Air, Estepona

549.000 €

Referenz: R5298055    Schlafzimmer: 2    Badezimmer: 2    Grundstücksgröße: 32m<sup>2</sup>    Garten: 92m<sup>2</sup>    Terrasse: 33m<sup>2</sup>





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## Costa del Sol, Bel Air

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (\*\*Estepona\*\*).

This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m<sup>2</sup> built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aerothermal energy.

Includes an underground parking space with capacity for two cars and a private storage room.

The complex offers full resort-style facilities, including:

- 2 outdoor swimming pools
- heated indoor pool
- gym
- 2 padel courts
- coworking space
- 24-hour security

Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to \*\*San Pedro de Alcántara\*\* and \*\*Puerto Banús\*\*.

An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Einstellungsschränke  
W-lan  
Fitnessstudio  
Sauna  
Paddel -Tennis  
Versorgungsraum  
In der Nähe der Kirche

### Ansichten

Garten

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Privater Garten

### Versorgungsunternehmen

Strom  
Trinkbares Wasser  
Telefon

### CO2 -Emissionsbewertung

B

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Eingabetelefon

### Kategorie

Ferienhäuser  
Investition  
Golf  
Luxus  
Wiederverkauf  
Zeitgenössisch

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kalte a/c  
Heiße A/C.  
U/f Heizung  
U/f/h Badezimmer

### Zustand

Neubau

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Gemeinschaft

### Energiebewertung

B