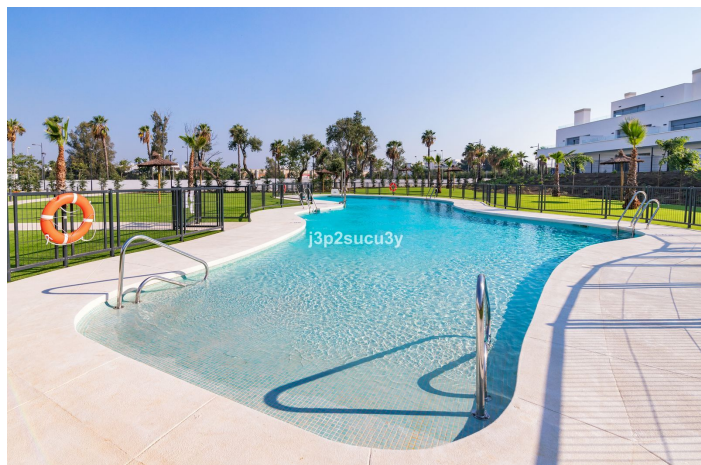
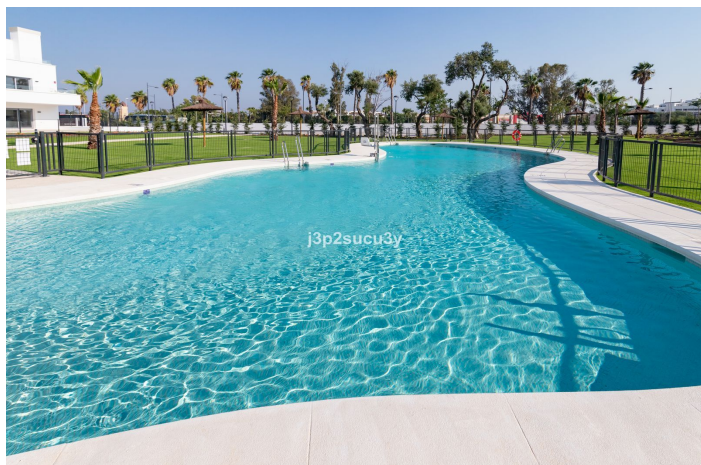




## Bottenvåning att hyra i Cancelada, Estepona

2 300 - 2 300 €

Referens: R5145829   Sovrum: 2   Badrum: 2   Komplot: 20m<sup>2</sup>   Bygga: 94m<sup>2</sup>   Terrass: 20m<sup>2</sup>





## Costa del Sol, Cancelada

Available from September 2025 to June 2026 A magnificent opportunity to move into a brand-new apartment in Acqua Garden, an exclusive residential complex recently built in 2025, located just a 5-minute walk from Cancelada Beach, perfectly positioned between prestigious Puerto Banús and vibrant Estepona. The gated community, with 24-hour security, offers a wide range of amenities: swimming pool, gym, landscaped recreation areas, coworking space, and pleasant interior walkways. - The apartment stands out for its location and layout: - Ground floor, overlooking the park and next to a peaceful decorative pond, away from the noise of the pool. - West-facing, ideal for enjoying the sun from midday until sunset. - Master bedroom with en-suite bathroom, walk-in closet, and shower. - Second bedroom with two single beds and a separate bathroom with bathtub. Spacious and bright living-dining room with integrated kitchen, opening through large glass doors onto a 20 m<sup>2</sup> covered terrace, perfect for relaxing or al fresco dining. - Private fenced garden of 40 m<sup>2</sup>, ideal for children, pets, or simply unwinding outdoors. - Comfort is ensured all year round thanks to: - Underfloor heating in both bathrooms. - Aerothermal system for hot water, significantly reducing energy costs. - Hot/cold air conditioning with Airzone system, allowing individual climate control in each room. - Offered fully furnished, with a fully equipped kitchen, modern furniture, sofa with chaise longue, and an underground parking space included. Prime location: - 14 km from Marbella, 8 km from Puerto Banús, and 8 km from Estepona. - 50 minutes from Málaga Airport. - Supermarkets (Mercadona and Lidl), pharmacy, gym, bank, cafés, and restaurants such as the renowned Vovem or Exe Estepona Thalasso & Spa are just a short walk away. - The area offers a wide variety of dining options, from charming beach bars like Antigua to the exclusive Villa Padierna, along with traditional steakhouses, Irish pubs, Italian gelaterias, and international cuisine. - Nearby private and international schools include Queens British Grammar School, Laude San Pedro International College, San José International School, Atalaya International School, Swans International School, and Aloha College Marbella. Cancelada is a charming residential area of Estepona that combines the atmosphere of a traditional Andalusian village with modern luxury developments. Strategically located between Marbella, Puerto Banús, and Estepona, it offers all essential services within walking distance (supermarkets, restaurants, pharmacy, banks, cafés), close proximity to prestigious international schools, and easy access to tranquil beaches with a seafront promenade. Surrounded by golf courses and with excellent road connections, it is an ideal location both for families and for those seeking a second home on the Costa del Sol.





## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Satellit -tv  
Förråd  
Badrum  
Dubbelglas  
Monterade garderober  
Wifi  
Gym  
Förråd  
Tillgång för personer med minskad rörlighet

### Åsikter

Trädgård

### Slå samman

Gemensam  
Trädgård  
Gemensam

### Verktyg

Elektricitet  
Dricksvatten

### CO2 -utsläppsgradering

C

### Orientering

Väst

### Miljö

Nära golf  
Urbanisering  
Nära havet  
Nära butiker  
Nära skolor

### Möbler

Fullmöblerad  
Säkerhet  
Gated complex  
Larmsystem

### Kategori

Fritidshus  
Golf  
Lyx  
Samtida

### Klimatkontroll

Luftkonditionering

### Skick

Excellent

### Kök

Fullmonterad

### Parkering

Underground  
Gata

### Energikär

C