



HM INVESTMENTS



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

**549,000 €**

Reference: R5298055   Bedrooms: 2   Bathrooms: 2   Plot Size: 32m<sup>2</sup>   Build Size: 92m<sup>2</sup>   Terrace: 33m<sup>2</sup>





## 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.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South	Air Conditioning
Lift		Pre Installed A/C
Near Transport		Cold A/C
Private Terrace		Hot A/C
Storage Room		U/F Heating
Ensuite Bathroom		U/F/H Bathrooms
Marble Flooring		
Fitted Wardrobes		
WiFi		
Gym		
Sauna		
Paddle Tennis		
Utility Room		
Near Church		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Garden	Close To Golf	New Construction
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Not Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
Private	24 Hour Security	Communal
	Entry Phone	
<b>Utilities</b>	<b>Category</b>	<b>Energy Rating</b>
Electricity	Holiday Homes	B
Drinkable Water	Investment	
Telephone	Golf	
	Luxury	
	Resale	
	Contemporary	
<b>CO2 Emission Rating</b>		
B		