

Apartment for sale in Bel Air, Costa del Sol

2 Bedrooms | 2 Bathrooms | 92 m² Interior | 33 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |

Property Description

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 m² of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m² 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 aérothermal 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.