

## Apartment for sale in Cancelada, Costa del Sol

2 Bedrooms | 2 Bathrooms | 97 m<sup>2</sup> Interior | 58 m<sup>2</sup> Terraces  
€ 3,147,036 Community fees



### Property Description

Beautiful 2-bedroom ground floor apartment located in the prestigious Acqua Gardens residential complex in Cancelada, Estepona (Málaga) — part of the desirable New Golden Mile area, close to beaches, restaurants, golf courses, and all local amenities.

The apartment offers a built area of 97 m<sup>2</sup>, a usable area of 73 m<sup>2</sup>, and a large private terrace of 58.6 m<sup>2</sup>, ideal for outdoor dining and relaxation. It features an open-plan living and dining area, a fully equipped modern kitchen, and two stylish bathrooms.

This modern property includes a private underground parking space (12.5 m<sup>2</sup>) and a storage room (6.5 m<sup>2</sup>).

Residents enjoy access to beautiful communal gardens, a swimming pool, and leisure areas within this newly built development (completed in 2025) by the renowned developer Vía Célere.

Located just minutes from Estepona town, San Pedro, and Puerto Banús, this home is perfect both

as a holiday retreat and as a year-round residence.

#### Highlights

- Prime location in Cancelada, Estepona
- Walking distance to shops, restaurants, and the beach
- Newly built (2025) with first occupancy
- Spacious private terrace
- Communal pool and gardens
- Parking & storage included
- Quiet residential environment