

Apartment for sale in Cancelada, Costa del Sol

2 Bedrooms | 2 Bathrooms | 138 m² Interior | 25 m² Terraces | **Garden** Yes | **Pool** Yes
€ 870 IBI | € 129 Rubish tax | € 3,000 Community fees



Property Description

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment

- Just 50 Metres from the Beach | Park Beach, Cancelada, Estepona

An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach.

The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately.

A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential.

Key Features:

- Park Beach, El Saladillo, near Cancelada, Estepona

- Only 50 metres from the beach
- Ground floor apartment
- 2 bedrooms & 2 bathrooms
- Direct access to the communal pool and gardens
- Private terrace
- Fully furnished
- Potential to convert into a 3-bedroom apartment
- Tourist licence permitted by the community
- Excellent investment or holiday home

Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7-8 minutes by car, offering the perfect balance of tranquillity and convenience.

Energy Performance Certificate (EPC):

- Energy Rating: E - 72.7 kWh/m²/year
- CO₂ Emissions: D - 13.2 kg CO₂/m²/year