

## 3 bedroom Duplex for sale in Estepona, Málaga




434,000€

Located in the prestigious area of Cancelada, on Estepona's New Golden Mile, this exclusive development seamlessly combines modern design, comfort, and an unbeatable location. The complex features 80 homes with 2 and 3 bedrooms, including duplexes, ground-floor apartments with gardens, spacious terraces, and penthouses with solariums, catering to diverse lifestyle needs. All properties come with storage rooms and garages, and many boast spectacular views of the Mediterranean Sea.

Cancelada is renowned for its sophisticated ambiance and proximity to some of the Costa del Sol's most exclusive destinations. Each year, it attracts thousands of visitors who indulge in luxury accommodations like the renowned Kempinski Resort Hotel or the magnificent Villa Padierna. It's also a haven for golf enthusiasts, with prestigious courses such as Flamingos Golf, Cancelada Club Golf, El Campanario Golf & Country House, and Atalaya Golf & Country Club just minutes away. For equestrian lovers, the area offers the prestigious Costa del Sol Equestrian Art School, recognized by the British Horse Society.

The development stands out with its double AA energy rating, ensuring efficiency and sustainability. Residents will enjoy an array of communal amenities, including a pool perfect for making the most of the region's more than 320 sunny days each year. The property also features a fully equipped indoor gym, an outdoor sports area, and a zen zone designed for relaxation. Additionally, residents have exclusive access to the Cancelada Club House, providing an ideal setting for socializing and enjoying premium services in a privileged environment.

This development represents a unique opportunity to embrace an exclusive lifestyle in one of the finest locations on the Costa del Sol.

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|---|---|--|
|  3 bedrooms |  2 bathrooms |  199m <sup>2</sup> Build size |
| <input checked="" type="checkbox"/> Swimming Pool   | <input checked="" type="checkbox"/> a estrenar  | <input checked="" type="checkbox"/> aire acondicionado   |
| <input checked="" type="checkbox"/> apartamento   | <input checked="" type="checkbox"/> armarios empotrados   | <input checked="" type="checkbox"/> ascensor   |
| <input checked="" type="checkbox"/> calefacción central                                       | <input checked="" type="checkbox"/> cocina amueblada  | <input checked="" type="checkbox"/> cocina equipada  |
| <input checked="" type="checkbox"/> condominio  | <input checked="" type="checkbox"/> dúplex  | <input checked="" type="checkbox"/> edificio con garaje  |
| <input checked="" type="checkbox"/> exterior  | <input checked="" type="checkbox"/> gimnasio  | <input checked="" type="checkbox"/> jardín comunitario   |
| <input checked="" type="checkbox"/> lavadero  | <input checked="" type="checkbox"/> obra nueva  | <input checked="" type="checkbox"/> parking  |
| <input checked="" type="checkbox"/> piscina   | <input checked="" type="checkbox"/> piscina comunitaria   | <input checked="" type="checkbox"/> plaza garaje incluida  |