# Middle Floor Apartment in Estepona

## €475,000

Estepona, Málaga

Bedrooms: 2 | Bathrooms: 2 | Built: 81 m² | Terrace: 19 m²









## Overview

This contemporary two-bedroom apartment is located in Acqua Gardens, a modern gated community in Cancelada, ideally positioned within walking distance of the beach, the village centre, supermarkets, restaurants and everyday amenities.

The property offers 87 m² of interior space and has been designed around a bright, open-plan living concept. The living and dining area connects directly to a 19 m² west-facing terrace, creating a comfortable outdoor space to enjoy the afternoon and evening sun.

The apartment features two bedrooms and two bathrooms, making it an ideal option for both permanent living and a holiday home on the Costa del Sol. Residents of Acqua Gardens enjoy a secure gated environment with excellent

communal facilities, including a fully equipped gym and dedicated co-working space.

Two private parking spaces and a storage room are included with the property. The apartment also comes with a valid tourist rental licence, offering the possibility to combine personal use with holiday rentals.

With the beach, Cancelada village and a wide range of amenities all within walking distance, this is a well-positioned contemporary home in one of the most convenient areas of the New Golden Mile.

## Amenities

Setting: Close To Shops, Close To Sea, Close To Town, Close To Schools
Orientation: West Facing
Condition: New Construction
Pool: Communal Pool
Climate Control: Air Conditioning
Views: Pool Views
Features: Lift, Fitted Wardrobes, Near Transport, Gym, Storage Room, Ensuite Bathroom
Furniture: Fully Furnished
Kitchen: Partially Fitted Kitchen, Kitchen-Lounge
Garden: Communal Garden
Security: Gated Complex, Electric Blinds
Parking: Multiple Parking Spaces, Private Parking
Category: Luxury

## Taxes & Fees

IBI: €540 per year
Rubbish: €160 per year

## Energy certificate

Consumption: B
Emissions: B

## Contact

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