



## Ground Floor Apartment for sale in Estepona, Estepona

445,000€

Reference: R5170753 Bedrooms: 3 Bathrooms: 2 Plot Size: 162m<sup>2</sup> Build Size: 138m<sup>2</sup> Terrace: 33m<sup>2</sup>















## Costa del Sol, Cancelada

Ground Floor 3-Bed Corner Apartment with Large Garden and Natural Light - Le Mirage, New Golden Mile Located in the stylish Le Mirage development on Estepona's New Golden Mile, this bright and spacious contemporary apartment combines modern comfort with a privileged setting. Just a short walk from the charming village of Cancelada and close to the renowned Villa Padierna Hotel and golf course, the property offers an excellent lifestyle opportunity. This corner unit, with a south-facing orientation and large windows, enjoys abundant natural light throughout the day. Situated on the ground floor, it features an impressive private garden of  $161\text{m}^2$  – the largest in the complex – ideal for outdoor living all year round. The apartment offers a spacious living-dining area with access to a covered terrace and garden, an open-plan kitchen fully equipped with Bosch appliances, three bedrooms with built-in wardrobes, and two bathrooms finished to high standards. The master bedroom also opens directly onto the garden, while the other two bedrooms enjoy views of green areas. It is sold unfurnished and includes an extra-large underground parking space of 67m<sup>2</sup> built (32m<sup>2</sup> usable), perfect for a large car, motorbike, or additional storage. The gated complex features a communal swimming pool with sun loungers and access to the nearby Santa Vista Club, offering sports areas, a gym, and leisure facilities. Ideally located within walking distance to supermarkets, restaurants, pharmacy, and a local school in Cancelada, and just a short drive from the beach, golf courses like Los Flamingos, Estepona town, Puerto Banús and Marbella. An ideal home for permanent living, a holiday getaway or a smart investment in one of the Costa del Sol's most dynamic areas.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceSouthAir Conditioning

Covered Terrace South Air Conditioning
Lift South East Cold A/C

Near Transport Hot A/C

Private Terrace
Ensuite Bathroom
Double Glazing
Fitted Wardrobes

Solarium

Wood Flooring

Access for people with reduced

mobility

ViewsSettingConditionMountainUrbanisationExcellent

Country Close To Sea Recently Renovated

Garden Close To Shops

Close To Town Close To Schools

Country Village

PoolKitchenGardenCommunalFully FittedCommunal

Private Landscaped

SecurityParkingCategoryGated ComplexUndergroundHoliday Homes

Electric Blinds Garage Investment
Entry Phone Private Golf

Street Luxury

Resale

With Planning Permission

Contemporary

Energy Rating CO2 Emission Rating

C B