



## EXCLUSIVE GROUND FLOOR APARTMENT WITH PRIVATE GARDEN FOR SALE ON ESTEPONA'S NEW GOLDEN MILE

📍 Estepona

REF# BEMA1535 €589,000

BEDS

2

BATHS

2

BUILT

92 m<sup>2</sup>

PLOT

50 m<sup>2</sup>

TERRACE

33 m<sup>2</sup>

Designed for buyers seeking a more relaxed year-round lifestyle, this exclusive ground floor apartment with private garden for sale on Estepona's New Golden Mile combines contemporary architecture, generous outdoor areas and the atmosphere of a private resort within a fully secured development in Cancelada.

Every part of the principal living area has been positioned to maintain a constant relationship with the terrace and south-facing garden. Natural light, open views and generous proportions give the interiors a sense of quiet sophistication. The kitchen reflects the same balanced contemporary character found throughout the apartment, bringing together sleek cabinetry, Siemens appliances and discreet storage within a bright open setting. The restrained finishes and clean contemporary detailing create an atmosphere that feels polished yet highly practical for daily living.

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*Marbella*

Two beautifully designed bedrooms and two bathrooms complete the interior layout, led by a principal suite that opens directly onto the terrace and landscaped garden. Soft neutral tones and clean modern styling give the rooms a restful and naturally inviting atmosphere.

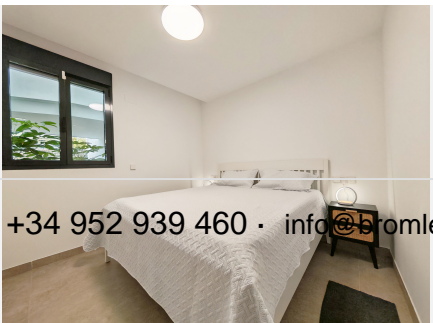
The generous outdoor areas are central to the character of the apartment, featuring a covered terrace and expansive private garden with more than 65 square metres of outdoor living space. From morning coffee to long evenings outdoors, these areas have been conceived as a natural continuation of the interiors themselves.

Residents enjoy access to a gated community where wellness and lifestyle amenities form part of the daily experience. Outdoor and indoor swimming pools, spa and sauna facilities, a gym, tennis and padel courts, coworking spaces and 24-hour security contribute to an atmosphere more commonly associated with a private Mediterranean resort.

Inside, modern comfort has been prioritised through features such as Airzone climate control in every room, underfloor heating powered by aerothermal energy, electric blinds, double glazing and video entrance technology. The property also benefits from two private underground parking spaces and a separate storage room.

Positioned between Marbella and Estepona, Cancelada continues to attract attention as one of the coast's most appealing residential areas, combining excellent connectivity with a more relaxed everyday atmosphere. Beaches, golf courses, international amenities and some of the Costa del Sol's most established destinations all remain nearby, while Estepona itself has evolved into one of southern Spain's most desirable year-round towns, recognised for its revitalised seafront, marina, thriving restaurant scene and carefully preserved Andalusian character. The combination of lifestyle, infrastructure and long-term residential appeal continues to strengthen demand across the wider New Golden Mile area.

Contemporary interiors, substantial outdoor living and access to resort-style amenities combine to create a property with exceptional lifestyle and investment appeal on the New Golden Mile.



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