



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN BEL AIR

📍 Bel Air

REF# R5298055 €549,000

| BEDS | BATHS | BUILT             | PLOT              | TERRACE           |
|------|-------|-------------------|-------------------|-------------------|
| 2    | 2     | 92 m <sup>2</sup> | 32 m <sup>2</sup> | 33 m <sup>2</sup> |

Exclusive ground floor apartment with private garden located in a modern resort-style residential complex in Cancelada, on the prestigious New Milla de Oro (\*\*Estepona\*\*).

This brand-new property offers a bright and functional layout with large windows and direct access to the outdoor areas, creating a pleasant villa-like feeling thanks to its 65 m<sup>2</sup> of private exterior space (terrace + south-facing garden), perfect for enjoying the Mediterranean climate all year round.

The apartment features 92 m<sup>2</sup> built, distributed into 2 bedrooms and 2 bathrooms, a fully fitted kitchen with Siemens appliances, independent Airzone climate control per room, and underfloor heating powered by aérothermal energy.

Includes an underground parking space with capacity for two cars and a private storage room.

# BROMLEY ESTATES

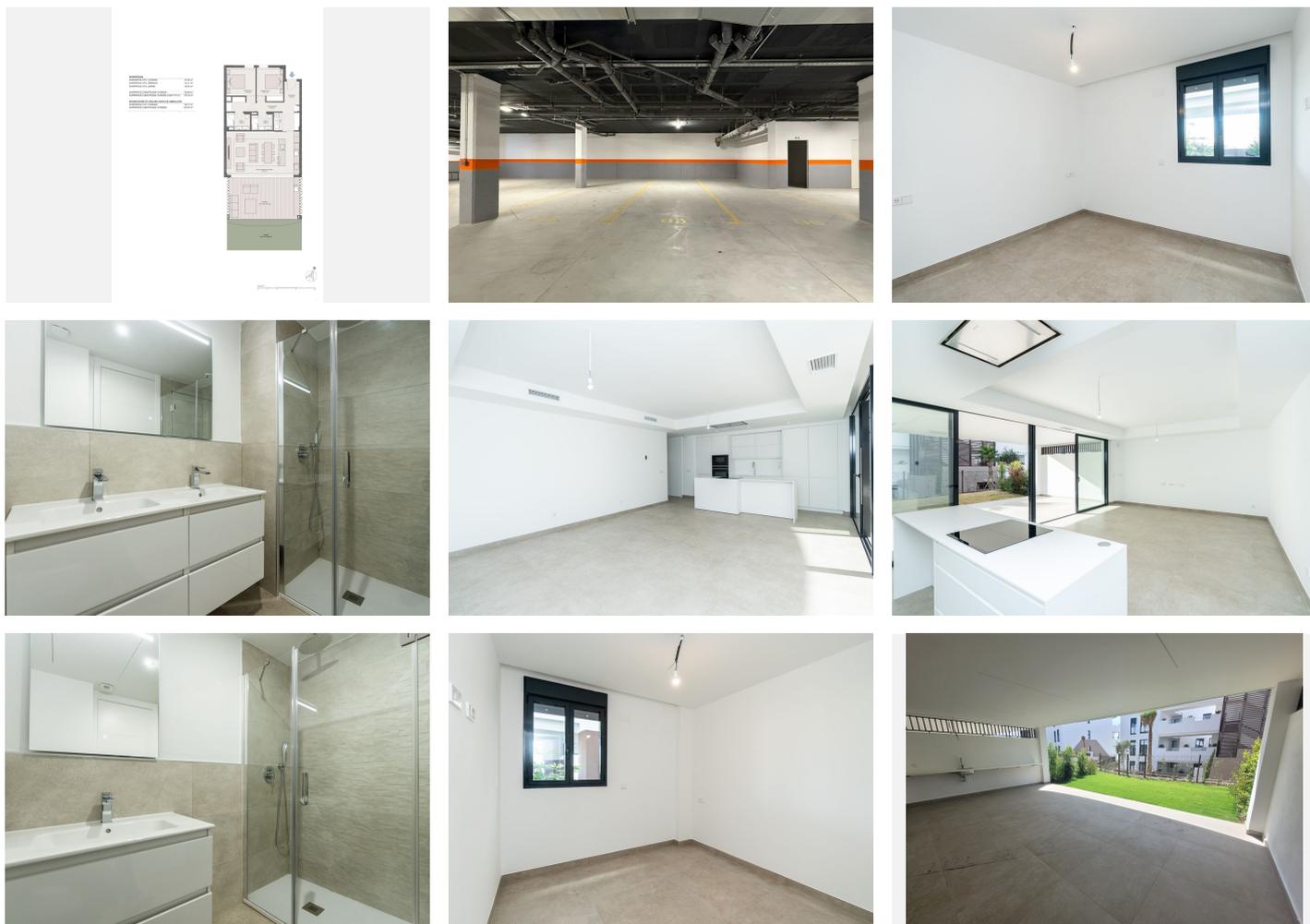
*Marbella*

The complex offers full resort-style facilities, including:

- 2 outdoor swimming pools
- heated indoor pool
- gym
- 2 padel courts
- coworking space
- 24-hour security

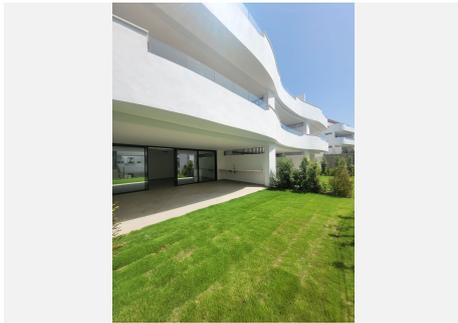
Strategically located just minutes from the beach, golf courses, supermarkets, restaurants, and only a short drive to **\*\*San Pedro de Alcántara\*\*** and **\*\*Puerto Banús\*\***.

An ideal property as a permanent residence, holiday home, or investment with high rental demand for both short- and long-term lets.



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