

# BROMLEY ESTATES

*Marbella*



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN CANCELADA

📍 Cancelada

REF# R5407300 €499,000

BEDS

2

BATHS

2

BUILT

86 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

Welcome to this stylish ground-floor apartment in the sought-after Oceana Views development in Cancelada, ideally located between Estepona and Marbella. This modern property combines comfort and luxury with beautiful views of the Mediterranean Sea, the valley, and the surrounding mountains.

The bright living and dining area with open kitchen opens directly onto the spacious west-facing terrace, where you can enjoy peace, space, and spectacular sunsets. The apartment features two generous bedrooms and two bathrooms (one of which is en-suite), and is part of a well-maintained community with a large communal pool. Residents also enjoy exclusive access to a clubhouse with gym, heated indoor pool, sauna, and restaurant.

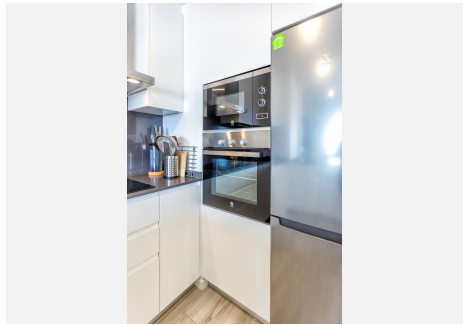
The property is sold with a private parking space and storage room. Its excellent location places beaches, golf courses, shops, and restaurants within easy reach, with both Estepona and Marbella just a short drive away. This makes the apartment ideal as a permanent residence, holiday home, or investment.

With a transferable rental licence, professional property management service, and proven gross rental income of €26,000 in 2025, this property offers a hassle-free and profitable investment.

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**CEANA**  
VIEWS

PARCELA Nº 04-11  
NORTE DE CARRETERA  
ESTRECHA (SALADA)

VIVIENDA TIPO: 2D (E)  
PORTALES: 5, 8 y 11  
PLANTA: 8A  
VIVIENDA: B

SUPERFICIE SÓLO PROYECTADO: 86,83 m<sup>2</sup>  
 SUPERFICIE ÚTIL INTERIOR: 29,03 m<sup>2</sup>  
 SUPERFICIE ÚTIL EXTERIOR: 29,03 m<sup>2</sup>  
 TOTAL ÚTIL: 58,07 m<sup>2</sup>

SUPERFICIE CONSTRUIDA EXTERIOR: 78,79 m<sup>2</sup>  
 SUPERFICIE CONSTRUIDA INTERIOR: 29,03 m<sup>2</sup>  
 TOTAL CONSTRUIDA + PISCINA: 107,82 m<sup>2</sup>

AL SEÑALAR PLANTAS Y COTIZACIONES SEHA, SE CONSIDERARÁ LA SUPERFICIE CONSTRUIDA INTERIOR Y EXTERIOR, SIN INCLUIR LA SUPERFICIE ÚTIL TOTAL.

SUPERFICIE ÚTIL TOTAL: 58,07 m<sup>2</sup>  
 SUPERFICIE CONSTRUIDA TOTAL: 106,85 m<sup>2</sup>