



GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN CANCELADA

 Cancelada

REF# R5453701 649.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	138 m ²	40 m ²	25 m ²

Spacious Ground Floor Apartment with Direct Access to the Pool and Excellent Potential to Convert into a 3-Bedroom Apartment

– Just 50 Metres from the Beach | Park Beach, Cancelada, Estepona

An excellent opportunity to own a beautifully presented 2-bedroom, 2-bathroom ground floor apartment in the sought-after Park Beach community, ideally located in El Saladillo, close to Cancelada, Estepona, just 50 metres from the beach.

The apartment offers a bright and spacious layout with a private terrace providing direct access to the beautifully maintained communal gardens and swimming pool. It is sold fully furnished and ready to move into or rent immediately.

A standout feature is the potential to convert the property into a 3-bedroom apartment, adding significant value and making it an attractive option for both families and investors. The community permits tourist licences, offering excellent holiday rental and investment potential.

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

Key Features:

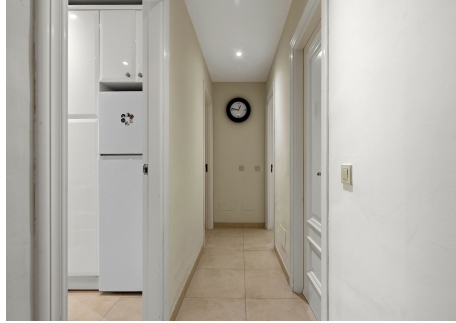
- Park Beach, El Saladillo, near Cancelada, Estepona
- Only 50 metres from the beach
- Ground floor apartment
- 2 bedrooms & 2 bathrooms
- Direct access to the communal pool and gardens
- Private terrace
- Fully furnished
- Potential to convert into a 3-bedroom apartment
- Tourist licence permitted by the community
- Excellent investment or holiday home

Ideally located close to restaurants, beach clubs, supermarkets and golf courses. Puerto Banús is just a 15-minute drive away, while Estepona town centre can be reached in approximately 7–8 minutes by car, offering the perfect balance of tranquillity and convenience.

Energy Performance Certificate (EPC):

- Energy Rating: E – 72.7 kWh/m²/year
- CO₂ Emissions: D – 13.2 kg CO₂/m²/year







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