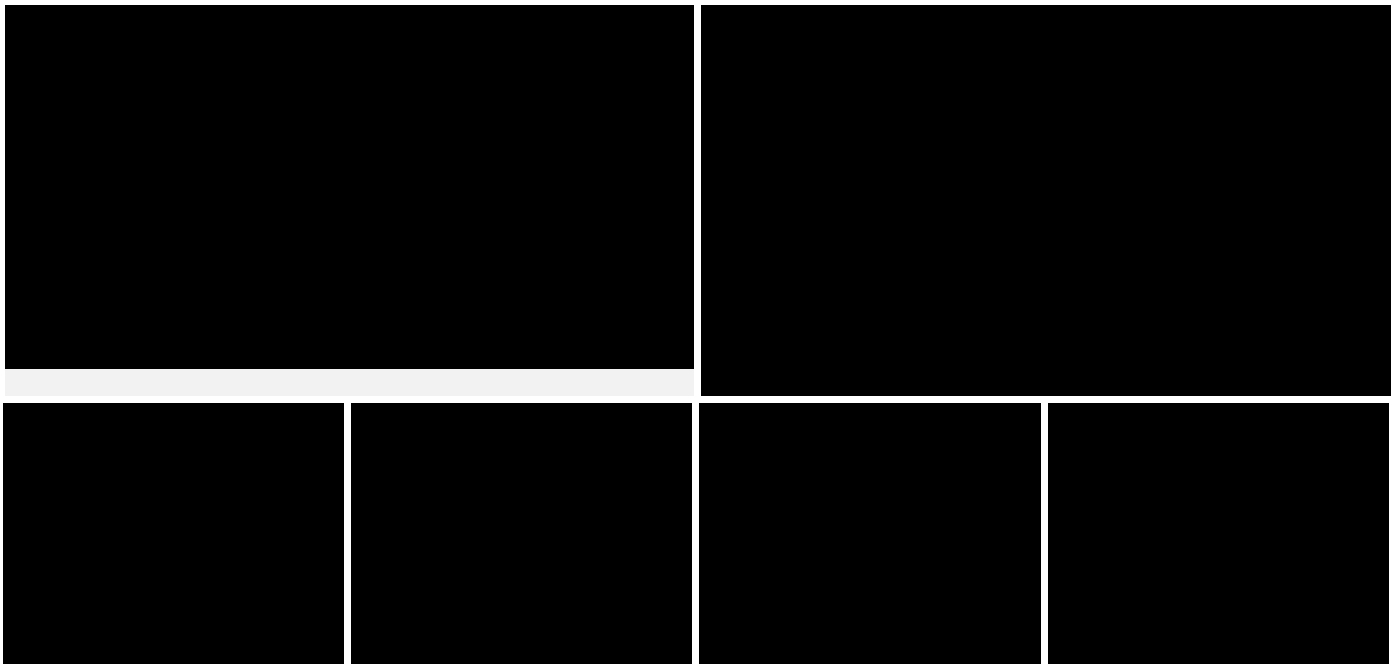


GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN BEL AIR

Bel Air

REF# R5190817 – 630.000€

2	2	131 m²	30 m²	20 m²
Beds	Baths	Built	Plot	Terrace

Charming Renovated Ground-Floor Apartment in Los Miradores del Sol (Phase 1), Estepona – Private Garden, Modern Finishes, and Steps from the Beach! Discover this beautifully renovated ground-floor apartment in the prestigious Los Miradores del Sol Phase 1, nestled in the highly sought-after Cancelada/Bel-Air area of Estepona's New Golden Mile – one of the Costa del Sol's most desirable spots for its blend of tranquillity and convenience. Spanning a spacious layout with modern upgrades, this property is just a 10-minute stroll to pristine beaches, surrounded by top restaurants, gyms, parks, and shopping centres, yet blissfully quiet with no traffic noise. Currently undergoing final touches with new finishes, viewings are available now – an ideal opportunity for families, retirees, or investors seeking a low-maintenance haven in a gated community renowned for its resort-like amenities. Key Features: Stylish Modern Renovation: Bright open-plan American kitchen in crisp white – a rare feature in this community – paired with sleek light grey flooring for a clean, contemporary vibe. Private Outdoor Oasis: Nearly 30 m² garden with high-quality artificial grass for effortless enjoyment, mature thuja trees providing natural afternoon shade, and an automatic irrigation system to keep it lush year-round – perfect for children or relaxed evenings. Additional Spaces: Rear balcony off the laundry area, ideal for airing clothes, fresh air, or sunset views; easy ground-floor access with no steps. Community Perks: Gated urbanisation with 24-hour

security, a large central lawned square over 1,600 m² with tropical gardens, adult and children's swimming pools, two jacuzzis, and a playground for family fun. Ready for You: Sold unfurnished but move-in ready post-updates; air conditioning throughout for year-round comfort in Estepona's mild climate. Prime Location: In the heart of the New Golden Mile, walking distance to sandy beaches, local amenities, and the charming town of Cancelada. Minutes from golf courses like El Paraíso and Atalaya, with quick drives to Estepona's vibrant centre (5 minutes), Puerto Banús (10 minutes), or Marbella (15 minutes). Excellent connectivity via the A7 motorway, and proximity to Gibraltar Airport (45 minutes) make it a breeze for travel. This apartment offers unbeatable value in a booming area – contact us today to schedule a viewing and secure your slice of Costa del Sol paradise!