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Located in the brand new NINETEEN41 development in Cancelada (Estepona East), this exceptional ground floor garden apartment offers modern living in one of the most desirable areas of the Costa del Sol. Perfectly positioned between Estepona and Marbella, the property enjoys easy access to beaches, golf courses, restaurants, international schools and everyday amenities.

Completed in Q4 2025, this stylish residence sits within a low-rise gated community known for its peaceful atmosphere while remaining close to everything you need. Supermarkets, cafés and essential services are just a short distance away, and the A7 motorway provides quick connections along the coast.

The apartment features a bright open-plan living space that flows seamlessly onto a large covered terrace with outdoor kitchen, creating an ideal indoor–outdoor lifestyle. The corner garden adds privacy and additional outdoor space, perfect for relaxing or entertaining.

The property is sold unfurnished, allowing buyers to personalise the interior to their own taste. A comprehensive furniture package is available, making it possible to deliver the property fully key-ready if desired. Please note that some of the marketing images have been virtually staged using AI to illustrate the furnishing possibilities and potential layout.

### Property Highlights

- \* Brand new 3-bedroom ground floor apartment
- \* Located in the exclusive NINETEEN41 gated community
- \* 117 m<sup>2</sup> built area
- \* 52 m<sup>2</sup> covered terrace with outdoor kitchen
- \* 28 m<sup>2</sup> private corner garden
- \* Bright open-plan living and dining area
- \* Fully fitted and equipped kitchen
- \* Utility room
- \* 2 modern bathrooms + guest toilet
- \* Porcelain flooring throughout
- \* Air conditioning and aerothermal system
- \* Electric blinds
- \* Double glazing
- \* Built-in wardrobes
- \* 2 underground parking spaces
- \* Private storage room

### Resort-Style Community Features

- \* Two outdoor swimming pools
- \* Indoor heated pool
- \* Fully equipped gym
- \* Two padel courts
- \* Landscaped gardens and relaxation areas
- \* 24-hour security and surveillance
- \* Doorman and video entry system
- \* Secure gated community

### Prime Location

- \* Short distance to supermarkets, cafés and daily amenities
- \* Close to renowned golf courses including Villa Padierna Golf and Los Flamingos Golf
- \* Minutes from the beaches of the New Golden Mile
- \* Quick access to the A7 coastal road
- \* 10 minutes to Estepona
- \* 15 minutes to Marbella

This property represents an excellent opportunity for a permanent residence, holiday home, or investment property on the Costa del Sol, combining modern design, generous outdoor space, and superb community facilities in a prime location between Marbella and Estepona.

