

## Apartment for sale in Cancelada, Costa del Sol

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3 Bedrooms | 2 Bathrooms | 152 m<sup>2</sup> Interior | 20 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 790 IBI | € 120 Rubish tax | € 3,240 Community fees

### Property Description

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Spacious 3-Bedroom Apartment in the Prestigious Le Mirage III Development, Cancelada

This spacious and beautifully maintained 3-bedroom apartment is located in the highly sought-after Le Mirage III residential complex in Cancelada, on the New Golden Mile between Marbella and Estepona.

The property features three generously sized bedrooms, two modern bathrooms, and a bright open-plan living and dining area with a fully equipped American-style kitchen. The apartment is sold fully furnished and ready for immediate occupancy or rental.

The kitchen is fitted with all necessary appliances, including a refrigerator, microwave, oven, electric hob, dishwasher, washing machine, and hot water boiler.

A hot and cold air-conditioning system provides year-round comfort throughout the apartment. Two of the guest bedrooms overlook the landscaped communal gardens and swimming pool area, while the master bedroom and living room open onto a spacious terrace with stunning open views of the Mediterranean Sea and surrounding mountains.

The property benefits from a valid tourist rental licence and offers excellent rental income potential, making it an outstanding investment opportunity as well as an ideal permanent residence or holiday home.

Included in the sale price:

- \* Private underground parking space
- \* Storage room

Residents of Le Mirage III enjoy access to an exclusive Club House featuring:

- \* Fully equipped gym
- \* Sauna
- \* Heated indoor swimming pool

The gated community offers a high level of security and convenience, including 24-hour security patrols and concierge service.

A fantastic opportunity to own a stylish apartment in one of the most desirable developments on the New Golden Mile, combining comfort, premium amenities, security, and excellent investment potential.