



## PENTHOUSE DUPLEX WITH 3 BEDROOMS

📍 Cancelada

REF# R5251204 – 635.000€

IBI

775 €/YEAR

Garbage

141 €/YEAR

Community

4536 €/YEAR



3  
Beds



2  
Baths



107 m<sup>2</sup>  
Built



53 m<sup>2</sup>  
Terrace

Stunning Duplex Penthouse with Breathtaking Panoramic & Gibraltar Sea Views in Cancelada 3 Bedrooms | 2 Bathrooms | 53m<sup>2</sup> Terrace | South-West Orientation | Touristic License | Built 2021 Welcome to your Mediterranean dream home in the sky, a beautifully appointed duplex penthouse located in the exclusive enclave of Cancelada, Estepona, just a short drive from Marbella's vibrant lifestyle and Puerto Banús glamour. This elegant 3-bedroom, 2-bathroom residence, built in 2021, boasts uninterrupted panoramic VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es **D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1<sup>a</sup> Planta, (29601) Marbella, Málaga, España.

views stretching from the glittering Mediterranean Sea to the dramatic Sierra Bermeja mountains. And even as far as Gibraltar and North Africa on a clear day. With 106m<sup>2</sup> of interior built and 53m<sup>2</sup> of private terraces across two levels, every corner of this home has been designed to immerse you in light, comfort, and luxury. The heart of the home is an open-plan living area featuring a sleek black high-gloss kitchen with Siemens appliances, a spacious dining area, and a cozy lounge that spills out onto a sun-kissed terrace — ideal for alfresco dining and sunset cocktails. Upstairs, the master suite becomes your personal retreat, complete with an ensuite bathroom, walk-in dressing area, and direct access to the solarium terrace, where sunrise yoga or stargazing nights await. Key Features You'll Love: - Southwest-facing with sea, pool, mountain & panoramic views - 53m<sup>2</sup> of private outdoor space: 28m<sup>2</sup> main terrace + 25m<sup>2</sup> rooftop solarium - Touristic license in place – proven success as a vacation rental investment - Integrated hot/cold air conditioning, individually controlled per room - Fitted wardrobes in all bedrooms - Underground parking & private storage room (included in the price) - Gated community with security, concierge and resort-style amenities: - Outdoor pool with sun decks - Indoor heated pool, sauna, Turkish bath, gym & on-site restaurant (exclusive clubhouse access) - Surrounded by top-tier golf courses, tennis & padel clubs, and 5-star hotels like Villa Padierna - Near excellent international schools and walking distance to Cancelada village with shops and dining - Just 10 minutes from Marbella and the beaches of the New Golden Mile Whether you're seeking a full-time residence, a luxurious lock-up-and-leave holiday home, or a high-performing rental asset, this penthouse delivers style, location, and lifestyle in one of the most in-demand areas of the Costa del Sol.



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