

## Duplex Penthouse for sale in Cancelada, Costa del Sol

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3 Bedrooms | 2 Bathrooms | 144 m<sup>2</sup> Interior | 53 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 624 IBI | € 100 Rubish tax | € 3,540 Community fees

### Property Description

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We are delighted to present this exquisite duplex penthouse, offering breathtaking panoramic views of the Mediterranean Sea, Gibraltar, and the majestic mountains. This is a rare opportunity to own a spacious and luxurious property in the highly sought-after Le Mirage 3 urbanization.

#### Exclusive Amenities

Le Mirage 3 is renowned for its exceptional amenities. Right in front of the urbanization is the famous Club House, which offers residents full access to a family-style restaurant serving fresh and delicious food and drinks, a full-scale gym, and an indoor pool with saunas. These facilities significantly enhance the lifestyle of the owners.

#### Spectacular Views and Outdoor Living

From the expansive terraces, residents can enjoy both stunning sunrises and mesmerizing sunsets,

creating an idyllic setting for outdoor dining and relaxation. The terraces provide ample space for soaking up the sun or unwinding with a good book, offering a seamless blend of indoor and outdoor living.

#### Elegant Interior Design

Upon entering the penthouse, you are greeted by an open-plan kitchen and living room, which lead directly to the first terrace. This level also features two well-appointed bedrooms and a modern bathroom, ensuring comfort and convenience for family and guests.

#### Master Suite

The second level is dedicated to the luxurious master bedroom, complete with an en-suite bathroom. Stepping outside, residents will find another private terrace, perfect for enjoying serene moments with stunning views as the backdrop.

#### Saltwater Pool

The complex also boasts a large saltwater pool, with ample space for sunbathing or enjoying a leisurely afternoon under the parasol.

#### Additional Features

For added convenience, residents can take the elevator down to their private garage space, which includes a large storage room.

#### Prime Location

The location of this penthouse is ideal for those seeking proximity to various amenities. It is just a 5-minute walk to the charming town of Cancelada, which offers a variety of restaurants and services. The beach and the prestigious Anantara Hotel Villa Padierna, along with the three golf courses of Los Flamingos, are also within walking distance.

Situated in Estepona, this property is perfectly positioned between Marbella and Estepona town, each just a 10-minute drive away. Additionally, it is only 45 minutes from Málaga and its international airport, making it a convenient choice for frequent travelers.

In summary, this 3-bedroom duplex penthouse offers a rare blend of luxury, comfort, and convenience, set against the backdrop of some of the most stunning views in the region. Don't miss the opportunity to make this exceptional property your new home.

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