

VILLA ELAN

REF: NBE219



PLOT 800 m² **BUILT** 571 m² **IBI** 1.494,38€/year **GARBAGE TAX** 171€/Year **COMMUNITY FEES** 40 €/month

5 BEDROOMS 7 BATHROOMS TERRACE GARDEN PRIVATE POOL OPEN KITCHEN PARKING X2CARS

MODERN DETACHED VILLA IN CANCELADA , ESTEPONA

For sale **2.275.000 €**

VILLA ÈLAN for Sale in Cancelada, Estepona Privacy, Space & Prime Residential Location

New to the market, this detached villa offers privacy, spaciousness, abundant natural light, and a strategic location on the new Golden Mile: close to all amenities and nestled in a quiet residential area of villas.

This elegant detached villa is situated in a peaceful residential area of Cancelada, surrounded exclusively by villas and with excellent connections to both Estepona and Marbella. It is close to the beach and has all kinds of amenities and services nearby.

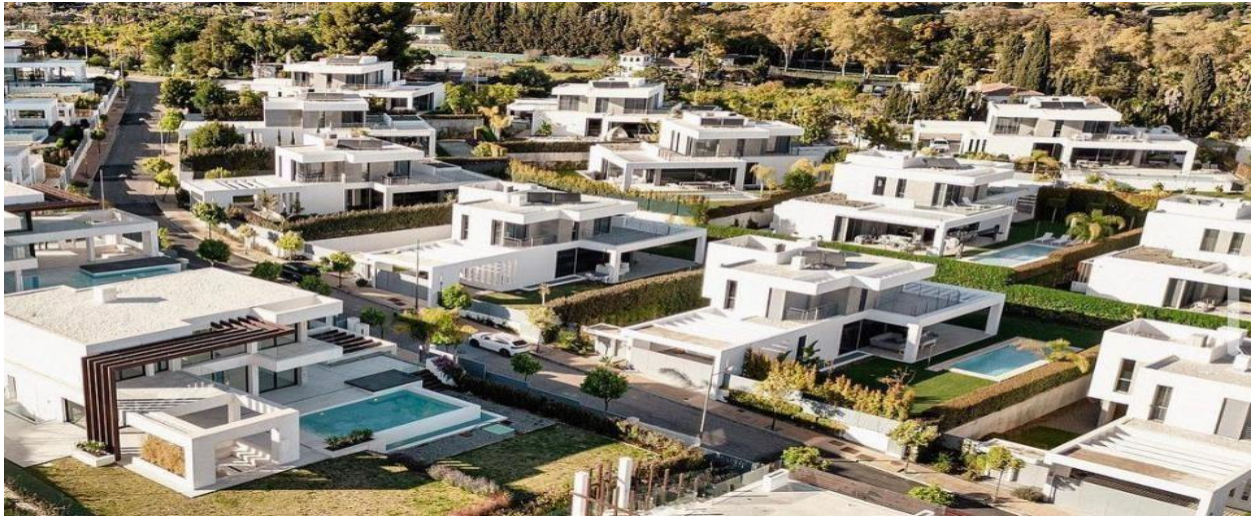
The property offers 441 m² of living space on an 800 m² plot, distributed across spacious areas designed for family comfort and privacy. It features 5 bedrooms and 7 bathrooms, as well as additional ground-floor areas including a games room, gym, and multifunctional spaces.

Outside, the villa boasts a private garden with a swimming pool and relaxation area, ideal for enjoying the Costa del Sol climate year-round.

The property includes a semi-covered outdoor parking space with room for several vehicles.

Key features:

- 571 m² built
- 800 m² plot
- 5 bedrooms
- 7 bathrooms
- Private pool
- Garden
- Exterior semi-covered parking
- South facing
- Residential villa area



































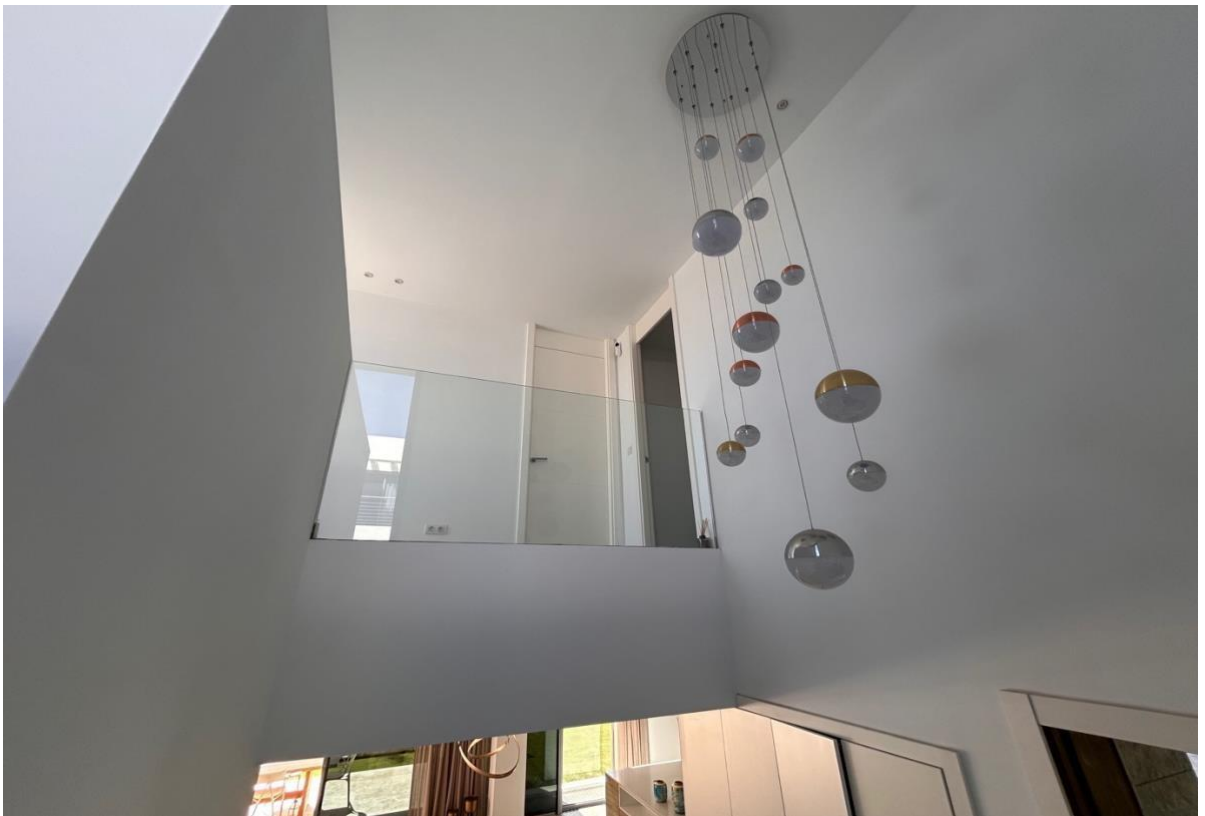


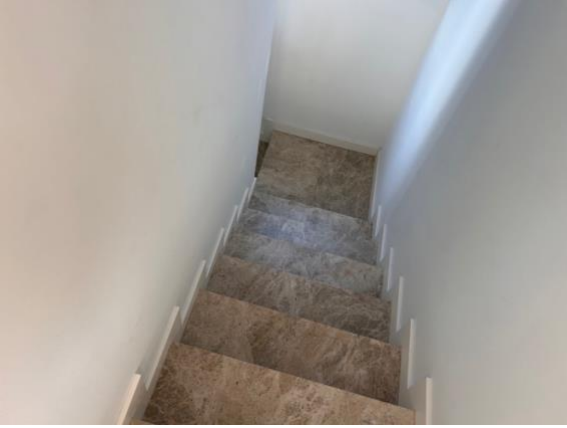




























Reference
Type
Location

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VILLA ÈLAN
Cancelada, Estepona

Beds **5**
Baths **7**

En-suite Baths 5
Guest Toilets. 2
Pax

Built 571 m²

Interior m²

Terrace m²

Pool
Garden
Garage

Private
Private
Parking x2

For sale

Community
Garbage
IBI
Construct Year: 2020
Renovation year: 2024

Plot 800m2
Levels **3**
Floor Orientation
EPC **South
East**

2.275.000 €

Sale price does not include costs or taxes. Additional costs for the buyer: inscription and notary fees, ITP 7% or, alternatively 10% VAT and AJD (1.2% on the purchase price) on new properties and subject to some requisites to be met. This info is subject to errors, omissions, modifications, prior sale or withdrawal from the market. Information sheet available, Decree 218/2005