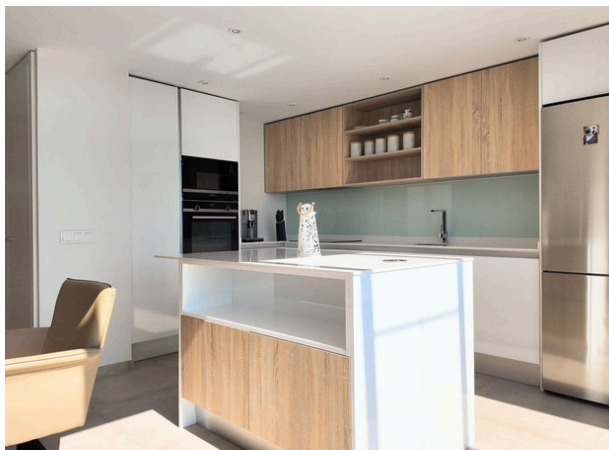


Reference: **R5437573**



Top Floor Apartment

Cancelada

Price € 529,000

Beds	2
Baths	2
Build Size	109 m²
Terrace	42 m²
Garden/Plot	0 m²
IBI Fees	€ 524
Community Fees	€ 268
Garbage Tax	€ 133 / year

SETTING

- ✓ Commercial Area
- ✓ Village
- ✓ Close To Golf
- ✓ Close To Shops
- ✓ Close To Sea
- ✓ Close To Town

ORIENTATION

- ✓ South
- ✓ South West
- ✓ West

POOL

- ✓ Communal

PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Street
- ✓ Private

FEATURES

- ✓ Covered Terrace
- ✓ Lift
- ✓ Fitted Wardrobes
- ✓ Near Transport
- ✓ Private Terrace
- ✓ Satellite TV

READY TO LIVE IN TODAY. while every comparable new build in Cancelada delivers in 2028.

Do the maths: resale transfer tax is 7% (new build pays 10% VAT + 1.2% stamp duty), this apartment comes FULLY FURNISHED (new build: add €30,000–40,000), and it offers 109 m² built where new builds typically offer 94 m². Ready to live in, this home costs less than almost every new-build alternative currently on sale in Cancelada — in most cases €16,000 to €115,000 less all-in. Keys at completion, not in 2028. For investors: rental potential of €1,800–2,200 per month from day one. Full cost comparison document available for collaborating agents on request.

THE APARTMENT: Top-floor 2 bedroom, 2 bathroom apartment (109 m² built) in Syzygy The Residences, a boutique community of just 47 homes (2019) on the New Golden Mile. The 42 m² west-facing terrace catches the afternoon sun and evening light, with partial sea views. Open-plan living with fully fitted kitchen, both bedrooms with fitted wardrobes, master en-suite. Sold fully furnished and immaculately maintained — genuinely turn-key. Private underground parking space and exceptionally large storage room included.

THE COMMUNITY: Landscaped gardens and swimming pools, plus a residents-only rooftop lounge with panoramic plunge pool overlooking the coastline.

THE LOCATION: Cancelada village within walking distance; beaches at 2.5 km; Villa Padierna and Flamingos Golf on the doorstep; Marbella and Puerto Banús 15 minutes; Málaga airport under an hour.

