

What Does a 2-Bedroom in Cancelada Really Cost?

Based on current developer price lists (July 2026) for new-build projects in and around Cancelada, compared with this move-in-ready apartment in Szygy The Residences. All-in = purchase price + purchase taxes + notary, registry & legal (± € 3,000).

Property	Built	Price	€ / m²	Taxes	Furniture	TOTAL ready to live in	Delivery
THIS APARTMENT — Szygy, resale	109 m²	€ 529,000	€ 4,853	€ 37,030	€ 0 — included	€ 569,030	KEYS TODAY
New build A — 2 bed	109 m²	€ 467,000	€ 4,300	€ 52,304	€ 35,000	€ 557,304	2028 (est.)
New build B — 2 bed	94 m²	€ 492,000	€ 5,245	€ 55,104	€ 35,000	€ 585,104	2028 (est.)
New build C — 2 bed	94 m²	€ 500,000	€ 5,319	€ 56,000	€ 35,000	€ 594,000	2028 (est.)
New build D — 2 bed	104 m²	€ 522,000	€ 5,034	€ 58,464	€ 35,000	€ 618,464	2028 (est.)
New build E — 2 bed	94 m²	€ 528,000	€ 5,617	€ 59,136	€ 35,000	€ 625,136	2028 (est.)
New build F — 2 bed	99 m²	€ 552,000	€ 5,559	€ 61,824	€ 35,000	€ 651,824	2028 (est.)
New build G — 2 bed	94 m²	€ 581,000	€ 6,181	€ 65,072	€ 35,000	€ 684,072	2028 (est.)

Ready to live in, comparable new-build units cost between **€ 557,000 and € 684,000** — against **€ 569,030** here, fully furnished. Per square metre, this apartment (€ 4,853/m²) is priced below almost every new-build alternative currently on offer (€ 4,300 – € 6,181/m²), while offering more built space than most (109 m² vs. typically 94 m²). Add the waiting time: the comparable new-build projects in Cancelada are scheduled for completion in 2028. Two years of waiting means roughly **€ 43,000 – € 53,000 in missed rental income** (at € 1,800 – € 2,200 per month) — or two summers not spent in your own home. Here, the keys are available at completion of purchase.

Larger than most new builds. Cheaper per m². Furnished. And keys today — not in 2028.

2 bed · 2 bath · 109 m² built · 42 m² west-facing terrace with partial sea views · Private parking + large storage · Boutique community of 47 residences (2019) with landscaped pools and residents-only rooftop lounge with panoramic plunge pool

New-build data taken from official developer price lists via Resales Online and associated platforms, July 2026 (available units, 2-bedroom apartments, Cancelada / New Golden Mile area). Published estimated completions, July 2026: Adagio Q2 2028; Haiku Q4 2028; Aire recently launched, delivery date not yet published; Solaia (premium segment, from € 890,000) under construction, estimated early 2027. Dates per developer and agent listings, subject to change. Resale purchase tax in Andalusia: 7% ITP. New build: 10% VAT (IVA) + 1.2% stamp duty (AJD). Furniture: average turnkey package for a 2-bedroom apartment (€ 35,000; typical range € 30,000 – € 40,000 depending on specification). Figures are indicative and subject to change; buyers should verify all costs with their legal advisor. E&OE.;