



Top Floor Apartment in Cancelada

Cancelada

€ 529.000

	Estate type:	apartment		Area:	109 m2
	Terrace:	42 m2		Number of bathrooms:	2
	Number of bedrooms:	2		Garage:	Yes
	Pool:	Yes		Plot:	—
	Air conditioning:	Yes		Television:	Yes
	Close to golf courses:	Yes		Wi-Fi:	Yes

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.



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