



## Middle Floor Apartment for sale in Selwo, Estepona

487,000 €

Reference: HQ5016256 Bedrooms: 2 Bathrooms: 2 Build Size: 115m<sup>2</sup> Terrace: 32m<sup>2</sup>















## Costa del Sol, Selwo

Exclusive Apartment in Vanian Gardens – Luxury, Comfort & Prime Location For sale: the best apartment in the entire Vanian Gardens complex, unique due to its privileged location in the peaceful, central part of the urbanization. It is one of the few units facing the interior of the estate. From its spacious, sunny terrace, you'll enjoy stunning views of the landscaped garden and pool – offering full privacy, tranquility and a true sense of escape. Apartment layout: • 2 comfortable bedrooms • 2 modern bathrooms • bright living room with access to a large south-facing terrace • fully equipped kitchen • utility room with space for a washing machine and storage Included in the price: • underground parking space • storage room Five-star resort-style amenities: • indoor and outdoor pools with hydromassage areas • saunas, jacuzzi, wellness zone • professional gym, mirrored fitness/yoga room • cinema, residents' club, co-working space • playground and kids' room Perfect location: • just 100 m from the renowned Atlas American School – your child can walk there • 300 m from Bossa restaurant, 450 m to Unicorn Racket Club • 1.5 km to Guadalmina Beach and Sonora Beach restaurant • only 10 min to Estepona or Puerto Banús, 25 min to Marbella Ideal as a permanent residence, holiday home or rental investment. Luxury, peace and everything within reach – in the best location of the entire complex!





## **Features:**

**Ensuite Bathroom** 

Golf Luxury

FeaturesClimate ControlViewsCovered TerraceAir ConditioningGarden

Lift Pool Private Terrace Storage Room

Fitted Wardrobes
Gym
Sauna
Utility Room

Access for people with reduced mobility

Setting Condition Pool Urbanisation Excellent Communal **Furniture** Kitchen Garden **Fully Fitted Fully Furnished** Communal Security **Parking Utilities Gated Complex** Garage Electricity

Alarm System Drinkable Water

Category Energy Rating CO2 Emission Rating

Holiday Homes C B

Investment