



## Middle Floor Apartment for sale in Selwo, Estepona

487,000 €

Reference: R5016256 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:**

FeaturesClimate ControlViewsCovered TerraceAir ConditioningGarden

Lift
Private Terrace
Storage Room
Ensuite Bathroom
Fitted Wardrobes

Gym
Sauna
Utility Room
Access for people with reduced

mobility

Setting
Urbanisation
Furniture
Fully Furnished
Security
Gated Complex
Alarm System

Category Holiday Homes

Investment Golf Luxury Condition Pool
Excellent Communal

Kitchen Garden
Fully Fitted Communal
Parking Utilities
Garage Electricity
Drinkable Water

Energy Rating CO2 Emission Rating

Pool

C B