



## Detached Villa for sale in Selwo, Estepona

**625 000 €**

ванная комната:

Ссылка: R5317309 спальни: 5 5 Размер участка: 400m<sup>2</sup> Размер сборки: 280m<sup>2</sup> терраса: 20m<sup>2</sup>





## Costa del Sol, Selwo

Discover this beautifully designed detached villa in the welcoming and well-appointed Parque Botánico Resort. Offering generous living spaces, private terraces, and access to outstanding community facilities, this home is perfect for those seeking both privacy and convenience along the Spanish coast. Nestled within a secure, gated community with 24-hour security, the property is just a 7-minute drive from the beach, 10 minutes from Estepona, and 15 minutes from Puerto Banús.

### Property Highlights:

**Generous Living Spaces:** 5 bedrooms, including 3 spacious rooms with super queen beds and a child's room with a standard double bed, plus 4.5 bathrooms. Comfortably accommodates 8-10 guests.

**Privacy & Natural Surroundings:** Set among eucalyptus trees, this detached villa offers a peaceful and private setting within the greenbelt area of the urbanization.

**Modern & Functional Design:** A spacious open-plan living and dining area leads to a fully equipped modern kitchen with a separate pantry/washroom. The main terrace features a second lounge, a dining table, and a barbecue—perfect for outdoor dining.

**Outdoor Enjoyment:** A private 3m pool, Jacuzzi, solar shower, and an expansive terrace with breathtaking mountain views create an ideal space for relaxation and entertainment. An additional rooftop terrace provides panoramic views. Built in 2019 with reinforced concrete, the structure is suitable for an above-ground pool and Jacuzzi.

### Resort-Style Community Amenities:

**Wellness & Leisure Facilities:** The resort features a 25m heated indoor pool, a fully equipped gym, a sauna, a steam room, and a Jacuzzi. The large outdoor pool complex (just a 1-minute walk away) includes a Spanish-style restaurant with a bar, plus separate children's pools. A quieter outdoor pool is also available within walking distance.

**Sports & Recreation:** Ideal for active residents, the community offers 4 tennis courts, 2 basketball courts, indoor squash courts, and padel courts, as well as children's play areas and recreational spaces.

**Onsite Dining:** A charming Spanish-style restaurant and bar serve both local and international cuisine, conveniently located within the resort's main pool complex.

**Parking Convenience:** The villa includes a private shaded driveway for up to three cars, with additional free parking available throughout the community.

### A Smart Investment Opportunity

**No Additional Permits Required:** The cadastral plans already include an in-ground pool, eliminating the need for extra approvals.

### Prime Location & Nearby Services:

**Private Hospital (Hospiten):** 5 km

**Schools:** Public school in Cancelada (7 km), private school in Estepona (9 km)

**Surroundings:** Close to prestigious golf courses and the Selwo Aventura animal park

**Airports:** Gibraltar International Airport (58 km), Málaga Airport (77 km)

Experience the perfect blend of comfort, modern amenities, and a vibrant international community. Whether as a full-time residence or a luxury holiday retreat, this villa offers a fantastic opportunity in a sought-after resort setting



## Характеристики:

### Функции

Покрытая терраса  
Рядом с транспортом  
Частная терраса  
Спутниковое телевидение  
Хранилище  
Ванная комната  
Мраморные полы  
Двойное остекление  
24 -часовой прием  
Приспособленные шкафы  
Wi-Fi  
Спортзал  
Сауна  
Игровая комната  
Весло теннис  
Теннисный корт  
Гостевая квартира  
Утилита  
Джакузи  
Бар  
Барбекю  
Ресторан на месте  
Возле мечети  
Недалеко от церкви  
Волоконно -оптика  
Доступ для людей с уменьшенной  
мобильностью

### Виды

Гора  
Панорамный  
Страна  
Сад  
Городской  
Лес

### Бассейн

Коммунальный  
Нагретый  
В помещении  
Частный бассейн  
Детский бассейн

### Безопасность

Закрытый комплекс  
24 -часовая безопасность  
Система тревоги

### Ориентация

Север  
Восток  
Юг  
Западный  
Юго -Восток  
Северо -Восток  
Юго -запад  
Северо -Запад

### Параметр

Урбанизация  
Рядом с школами  
Пригородный  
Рядом с лесом

### Мебель

Часть мебелирована

### Стоянка

Гараж  
Частный  
Покрытый

### Климат -контроль

Кондиционер  
Предварительно установлен  
кондиционер  
Холодный А/С  
Горячий кондиционер  
Камин

### Состояние

Отличный

### Кухня

Полностью оснащен

### Коммунальные услуги

Электричество  
Питьевая вода  
Телефон



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Электрические жалюзи

Открыть

Газ

Улица

Коммунальный

Более одного

**Категория**

Уменьшенный

Праздничные дома

Инвестиции

Роскошь

Перепродажа

Современный