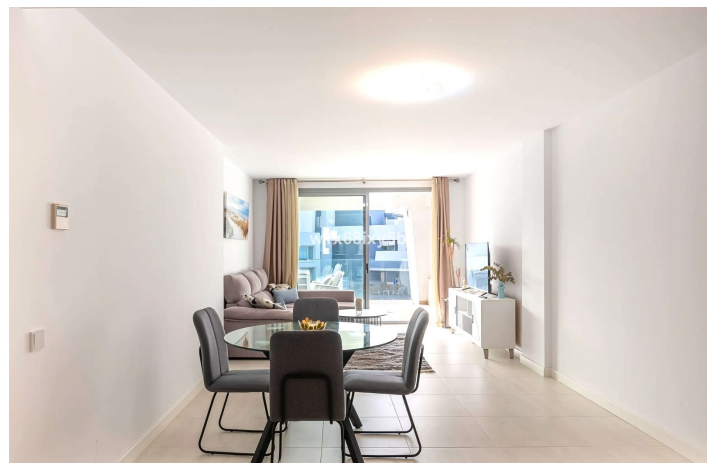




## Middle Floor Apartment for sale in Selwo, Estepona

**487.000 €****Reference: R5016256   Bedrooms: 2   Bathrooms: 2   Build Size: 115m<sup>2</sup>   Terrace: 32m<sup>2</sup>**



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## 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:

### Caratteristiche

Terrazza coperta

Ascensore

Terrazza privata

Ripostiglio

Bagno privato

Armadi a muro

Palestra

Sauna

Ripostiglio

Accesso per le persone con mobilità  
ridotta

### Collocamento

Zona urbana

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

Sistema di allarme

### Categoria

Case di vacanza

Investimento

Golf

Lusso

### Climate Control

Aria condizionata

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Garage

### Valutazione energetica

C

### Viste

Giardino

Piscina

### Piscina

Condominiale

### Giardino

Condominiale

### Utility

Elettricità

Acqua potabile

### Valutazione delle emissioni di CO2

B