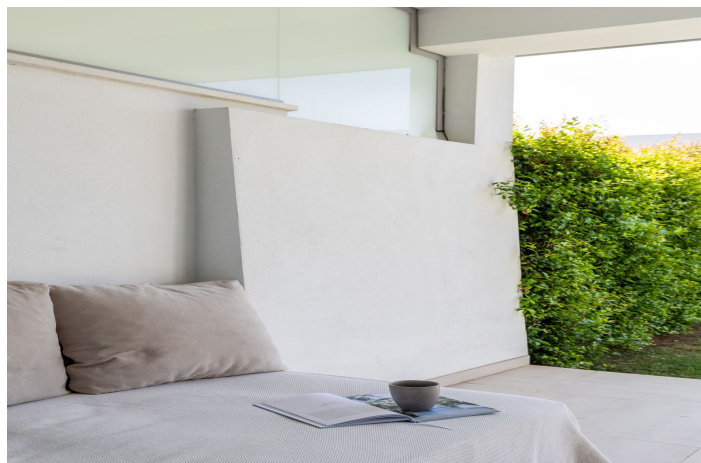




## Ground Floor Apartment for sale in Selwo, Estepona

429 900 €

Référence: R5070397    Chambres: 2    Bain: 2    Terrain: 110m<sup>2</sup>    Construite: 120m<sup>2</sup>    Terrasse: 30m<sup>2</sup>





## Costa del Sol, Selwo

Enjoy Mediterranean living just minutes from the beach in this newly completed garden apartment, located in the peaceful and up-and-coming Selwo area of Estepona. This 2-bedroom, 2-bathroom home blends sleek contemporary design, private outdoor space, and high-end resort-style amenities, perfect for both homeowners and savvy investors. The property comes with a valid tourist license and is already operating as a turnkey rental investment, ready to generate income from day one. Its location and community features make it an exciting and highly attractive option for holidaymakers, with world-class amenities designed to appeal to both short-term guests and long-stay visitors. Whether it's morning walks along the shore, afternoons on the golf course, or relaxing evenings on your spacious garden terrace, this home offers a perfect blend of comfort, modern living, and investment potential on the Costa del Sol. Key Features: Recently completed with high-quality finishes and energy-efficient systems Open-plan living and dining area with floor-to-ceiling sliding glass doors leading to a private garden Fully equipped kitchen with integrated appliances Spacious master bedroom with built-in wardrobes and en-suite bathroom Central air conditioning and aerothermal heating for year-round comfort Large-format floor tiles in neutral tones and high-quality ceramic finishes in bathrooms Intelligent dual-flow ventilation system and ventilated façades for excellent energy efficiency Includes underground parking space and private storage room Comes with tourist license and active rental operation, offering immediate rental income Exclusive Phase 2 Amenities: Several outdoor swimming pools with landscaped sun decks Heated indoor pool, spa with jacuzzi, sauna, and steam room (opening early 2025) Fully equipped gym and wellness area Social clubhouse, coworking space, cinema room, and private event areas Kids' club and playgrounds for younger residents Secure gated community with CCTV and concierge services Prime Location: 5 minutes to the beach and scenic coastal walkways Close to top golf courses: La Resina Golf (2 minutes), El Paraíso Golf (7 minutes), Atalaya and Estepona Golf (10–15 minutes) 10 minutes to Estepona Old Town and marina 15 minutes to Puerto Banús, 20 minutes to Marbella Near schools, supermarkets, hiking trails, and all local amenities Approximately 45–50 minutes to Málaga and Gibraltar airports Walking distance to Selwo Aventura nature park, a 14-hectare wildlife reserve with over 1,000 animals Perfect for Living or Investment: This property is ideal as a permanent residence, a stylish holiday getaway, or a fully licensed short-term rental. With an already established income stream and access to luxury facilities that appeal to international tourists, it offers a turnkey opportunity in one of the Costa del Sol's most promising residential communities.



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Télévision par satellite  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Réception 24 heures  
Armoires ajustées  
Wifi  
Salle de sport  
Sauna  
Salle de jeux  
Buanderie  
Parquet  
Jacuzzi  
Barbecue  
Domotique  
Près de la mosquée  
Près de l'église  
Accès aux personnes à mobilité réduite

### Vues

Jardin  
Cour

### Piscine

Communautaire  
Piscine pour enfants

### Jardin

Communautaire  
Private  
Aménagé  
Entretien facile

### Services publics

Électricité  
Eau potable  
Téléphone

### Orientation

Est  
Sud  
Sud-Est  
Sud-ouest

### Paramètre

Urbanisation  
Près des écoles  
De banlieue  
Près de la forêt

### Meubles

Entièrement meublé  
Non meublé  
Partie fournie  
Optional

### Sécurité

Complexe fermé  
Sécurité 24 heures  
Système d'alarme  
Téléphone d'entrée

### Catégorie

Réduite  
Maisons de vacances  
Investissement  
Marchander  
Luxe

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Excellent  
Nouvelle construction

### Cuisine

Entièrement équipé  
Cloison

### Parking

Souterrain  
Garage  
Private  
Covered  
Communautaire



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Prévu  
Revente  
Contemporary