



## Ground Floor Apartment for sale in Selwo, Estepona

430.000 €

Referentie: R5119009 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 159m<sup>2</sup>





---

## Costa del Sol, Selwo

Contemporary apartment located in the prestigious Vanian Gardens development, in the New Golden Mile of Estepona. The property offers 80.27 m<sup>2</sup> of usable space, plus 101 m<sup>2</sup> of private garden — perfect for enjoying spacious and comfortable outdoor areas all year round. It consists of 2 bedrooms and 2 bathrooms, with a modern, functional, and bright design. The kitchen is open to the living-dining area, fully equipped with integrated appliances, and features a separate laundry room. Large windows in both the living room and bedrooms provide abundant natural light and a pleasant visual connection to the garden. The south-facing orientation ensures sunlight throughout the day and allows for partial sea views. Both bedrooms, as well as the entrance hall, have built-in wardrobes, offering excellent storage space. Vanian Gardens stands out for its complete range of communal areas, including a swimming pool, fully equipped gym, spa with sauna, social club, landscaped gardens, children's playground, coworking room, and security in a gated community. Located just 7 minutes by car from the beach, and very close to Atlas International School, Hospiten private hospital, Orthodox church, supermarkets, sports facilities, and all kinds of services. Only 10 minutes from Estepona town center and 15 minutes from Puerto Banús. An ideal home as a primary residence, second home, or investment in one of the most sought-after and fast-growing areas of the Costa del Sol.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Privé Terras  
Satelliet TV  
Berging  
Ensuite badkamer  
Inbouwkasten  
Sportschool  
Sauna  
Paddle tennissen  
Bijkeuken  
Bar  
Barbecue  
Buurt van een kerk

### Uitzicht

Zeezicht

### Zwembad

Gemeenschappelijk zwembad  
binnenzwembad

### Tuin

gemeenschappelijke tuin  
private Garden

### Voorzieningen

Elektriciteit  
Drinkwater  
CO2 Emission Rating  
B

### Zonorientatie

zuiden

### Ligging

Urbanisatie  
Dichtbij scholen

### Meubilering

Volledig gemeubileerd

### Beveiliging

Omheind complex  
Alarmsysteem  
Deurbel met intercom

### Categorie

Investering  
Modern

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
garage  
private Parking

### Energiebeoordeling

C