



## 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:

Features	Climate Control	Views
Covered Terrace	Air Conditioning	Garden
Lift		Pool
Private Terrace		
Storage Room		
Ensuite Bathroom		
Fitted Wardrobes		
Gym		
Sauna		
Utility Room		
Access for people with reduced mobility		
Setting	Condition	Pool
Urbanisation	Excellent	Communal
Furniture	Kitchen	Garden
Fully Furnished	Fully Fitted	Communal
Security	Parking	Utilities
Gated Complex	Garage	Electricity
Alarm System		Drinkable Water
Category	Energy Rating	CO2 Emission Rating
Holiday Homes	C	B
Investment		
Golf		
Luxury		