



## Ground Floor Apartment for sale in Selwo, Estepona

430,000 €

Reference: R5119009 Bedrooms: 2 Bathrooms: 2 Build Size: 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.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Gym  
Sauna  
Paddle Tennis  
Utility Room  
Bar  
Barbeque  
Near Church

### Views

Sea

### Pool

Communal  
Indoor

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
**CO2 Emission Rating**  
B

### Orientation

South

### Setting

Urbanisation  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Investment  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private

### Energy Rating

C