



## 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

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Fitted Wardrobes  
Gym  
Sauna  
Utility Room  
Access for people with reduced mobility

### Setting

Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System

### Category

Holiday Homes  
Investment  
Golf  
Luxury

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage

### Energy Rating

C

### Views

Garden  
Pool

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
CO2 Emission Rating  
B