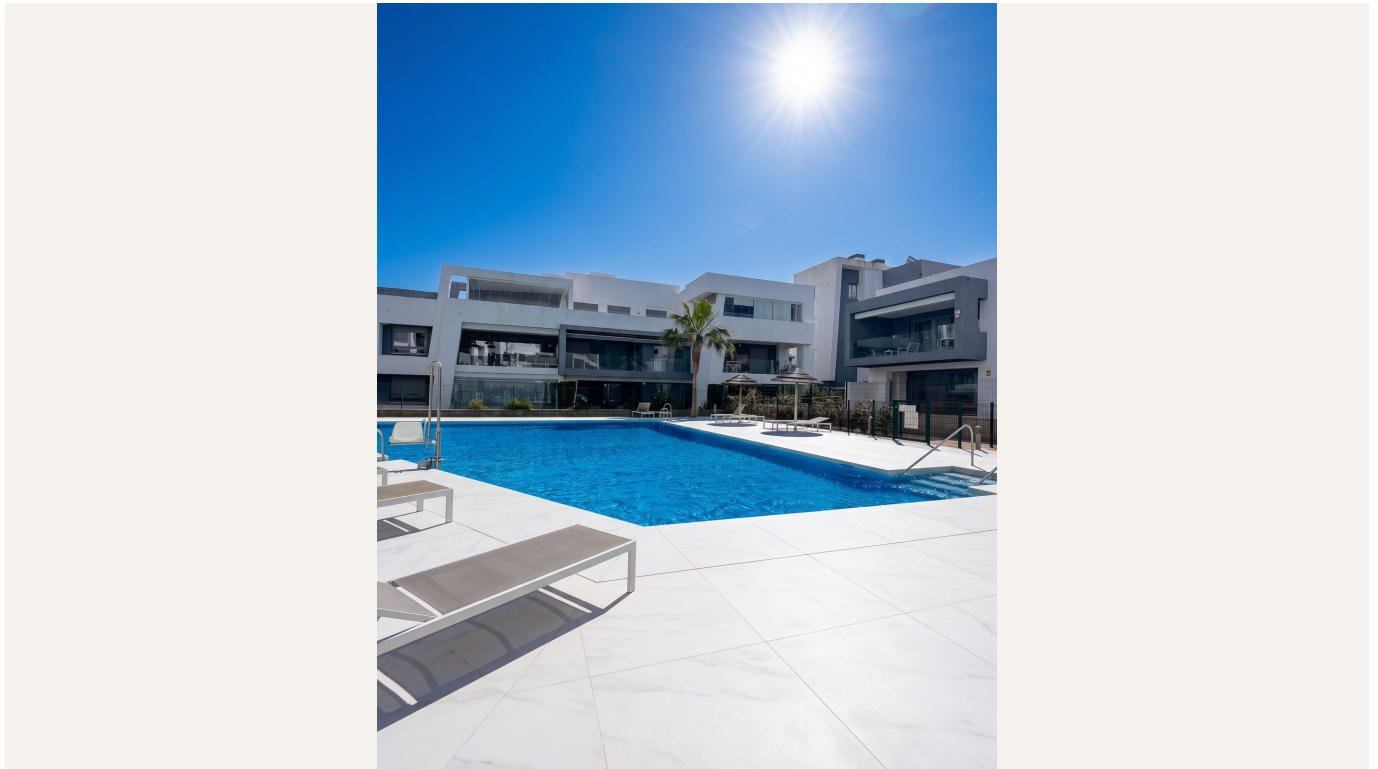


Ground Floor Apartment in Selwo

€435,000

Selwo, Málaga

Bedrooms: 2 | Bathrooms: 2 | Plot: 33 m² | Built: 95 m² | Terrace: 23 m²



Overview

SOUTH-FACING 2-BEDROOM APARTMENT WITH PRIVATE GARDEN IN VANIAN GARDENS

Ground-floor apartment with 2 bedrooms and 2 bathrooms located in Vanian Gardens, in Selwo, on Estepona's New Golden Mile.

Built in 2021 and south-facing, the property offers a bright and practical layout with a direct connection between the living area, terrace and garden.

The property offers 93.47 m² of built area, approximately 23.11 m² of covered and uncovered terraces and a 37 m² private garden, providing approximately 153.58 m² between the home and its private outdoor spaces. An

underground parking space and storage room are also included and calculated separately.

The living and dining area opens directly onto the terrace and garden, creating an outdoor space designed to be enjoyed throughout much of the year, with room for outdoor dining, a relaxation area and barbecue.

The property includes two bedrooms and two bathrooms, a kitchen equipped with Bosch appliances, electric shutters and centralized air conditioning.

VANIAN GARDENS: FACILITIES FOR YEAR-ROUND LIVING

One of the main advantages of this property is the extensive range of facilities available within the development itself.

Vanian Gardens offers several outdoor swimming pool areas, a children's pool and extensive landscaped gardens. It also features an approximately 600 m² spa area with an indoor heated swimming pool, jacuzzi, sauna, hammam, hydrotherapy showers and a cold-water plunge pool.

For sport and wellness, residents have access to a fully equipped gym with strength-training and fitness areas, as well as a separate spinning room.

Additional facilities include a cinema room, Youth Club, Work&Fun spaces for working or meeting and more than 15,000 m² of landscaped communal gardens.

This combination allows residents to enjoy swimming, fitness, wellness, children's leisure and working facilities without leaving the development, making it particularly suitable for both year-round living and a second home.

A LOCATION OFFERING MUCH MORE THAN PROXIMITY TO THE BEACH

Vanian Gardens is located in Selwo, a growing residential area on Estepona's New Golden Mile, with an increasing range of education, sports, restaurants and everyday services.

Atlas American School is located nearby, adding significant convenience for families planning to live in Estepona throughout the year.

The surrounding area also offers sports facilities and padel clubs, restaurants such as Bossa and Selwo Aventura, one of the area's main family leisure attractions.

The beach and seafront are nearby and can be reached on foot from the area. Golf enthusiasts also have a wide selection of courses available along the New Golden Mile and surrounding areas.

Supermarkets, Hospiten Estepona and other essential services are only a short drive away.

Good access to the A-7 provides convenient connections to Estepona town centre, San Pedro de Alcántara, Puerto Banús and Marbella.

FOR LIVING, ENJOYING OR INVESTING

The property offers features that appeal to different buyer profiles.

For families, it provides access to international education, sports facilities, restaurants, leisure and everyday services close to home.

For second-home buyers, it combines a private garden, south-facing orientation, outdoor swimming pools, spa, indoor heated pool, gym and proximity to the beach, allowing the property to be enjoyed throughout the year.

For investment-focused buyers, the combination of facilities within the development and the growing range of services in the surrounding area broadens its potential appeal, from holiday stays to seasonal and longer-term rentals.

A property combining private outdoor space, south-facing orientation, extensive resort-style facilities and an increasingly established location on Estepona's New Golden Mile.

Amenities

Setting: Close To Schools, Close To Forest

Orientation: South

Condition: Excellent

Pool: Communal, Indoor, Heated, Children`s Pool

Climate Control: Air Conditioning, Hot A/C, Cold A/C, U/F/H Bathrooms

Views: Country, Garden

Features: Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, Solarium, Satellite TV, WiFi, Gym, Sauna, Games Room, Guest House, Storage Room, Utility Room, Ensuite Bathroom, Access for people with reduced mobility, Jacuzzi, Barbeque, Restaurant On Site, Near Mosque, Near Church, Basement

Furniture: Fully Furnished

Kitchen: Fully Fitted

Garden: Communal, Private

Security: Gated Complex, Electric Blinds, Entry Phone, Alarm System, 24 Hour Security

Parking: Underground, Private

Utilities: Electricity, Photovoltaic solar panels

Category: Investment, Luxury

Taxes & Fees

IBI: €578 per year

Rubbish: €134 per year

Energy certificate

Consumption: C

Emissions: C

Contact

Purcell Properties

Phone: +34 711 004 395

Email: info@purcellproperties.es

https://purcellproperties.es/property/R5468062_ground-floor-apartment-selwo/