

Apartment for sale in Selwo, Costa del Sol

2 Bedrooms | 2 Bathrooms | 95 m² Interior | 23 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 578 IBI | € 134 Rubish tax | € 3,324 Community fees

Property Description

SOUTH-FACING 2-BEDROOM GROUND-FLOOR 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 room, terrace and garden.

The property has 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. The underground parking space and storage room are included and

calculated separately.

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

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

VANIAN GARDENS AND ITS FACILITIES

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

Vanian Gardens has been designed with a resort-style concept and offers four outdoor swimming pool areas, including a children's pool and sunbathing areas, surrounded by spacious landscaped gardens.

The development also features an approximately 600 m² spa area with an indoor heated swimming pool, jacuzzi, sauna, hammam, hydrotherapy experience showers and a cold-water plunge pool, allowing residents to enjoy wellness facilities throughout the year.

For fitness and sport, there is a dedicated spinning room as well as a fully equipped gym with strength-training and fitness areas.

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

This combination provides residents with swimming, fitness, wellness, children's leisure and working facilities without having to leave the development, making the property particularly suitable for year-round living, a second home or investment.

A LOCATION DESIGNED FOR YEAR-ROUND LIVING

The location offers much more than proximity to the beach.

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

Atlas American School is located nearby, making the area especially practical for families planning to live in Estepona throughout the year.

The surrounding area also offers restaurants such as Bossa, sports facilities and a padel/racket club, as well as 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, adding further appeal for both permanent residents and holiday-home buyers.

The New Golden Mile also offers a wide selection of golf courses, restaurants, sports and leisure options. Hospiten Estepona, supermarkets and other essential services are only a short drive away.

The property benefits from good access to the A-7, providing convenient connections to Estepona town centre, San Pedro de Alcántara, Puerto Banús and Marbella.

FOR LIVING, ENJOYING OR INVESTING

The combination of a private garden, south-facing orientation, recent construction and extensive communal facilities broadens the appeal of this property considerably.

For families, it offers international schooling, sport, leisure and services close to home. For second-home buyers, it provides outdoor pools, spa, indoor heated pool, gym and leisure facilities that can be enjoyed throughout the year. For investment-focused buyers, the property brings together features that can appeal to both holiday guests and longer-term tenants.

A well-rounded property within a resort-style residential development in a well-established and growing area of Estepona's New Golden Mile.