



## PŮZEMNÍ APARTMÁN 3 LOŽNICE

📍 Selwo

**REF# R4392682 – 475.000€**

Community

3060 €/YEAR



3  
Ložnice



2  
Koupelny



117 m<sup>2</sup>  
Built



56 m<sup>2</sup>  
Plot



35 m<sup>2</sup>  
Terrace

New on the market!!

Presenting a modern apartment situated in the newly developed Vanian Gardens on the New Golden Mile

in Estepona. This delightful property features 3 bedrooms and 2 bathrooms, along with a bright and spacious open-plan lounge, dining area, and kitchen with high ceilings, nice decoration with custom made curtains. Step out from the living space onto a generously sized south-facing terrace with private garden. The terraced area can be fully closed with glass curtains creating a lovely winter terrace basking in the sun from afternoon till evening.

#### Interior:

The kitchen is equipped with all modern comforts, including a kitchen hood, freezer, cupboards with appliances, ceramic cooker, fridge, oven, sink, and dishwasher. The bathrooms boast both showers and bathtubs, adorned with quality finishes. Nicely decorated living room and customised curtains all throughout.

#### The Complex:

Vanian Gardens is an awe-inspiring new development with contemporary-designed apartments and lush gardens, evoking the ambiance of a natural park. The amenities are impressive, with multiple swimming pools, including ones for children, a spinning room, and a well-equipped gym for your workout needs. You'll also have access to a communal area, complete with a kitchen, perfect for hosting birthday parties, dinners, or providing ample play space for children.

Currently under construction as part of the complex is a large spa, featuring an indoor swimming pool, sauna, and baths.

#### Location:

Perfectly situated in Selwo, a highly sought after area between Marbella and Estepona, the apartment offers a 10-minute drive to Puerto Banus and Estepona center. Additionally, the beach is just a few minutes' drive away or a leisurely 10 to 15-minute walk.

Nearby, you'll find exceptional golf courses such as Atalaya Golf, Los Flamingos Golf, El Paraiso Golf, Estepona, and La Resina Golf, as well as the Selwo Animal Park.

Furniture is included with this property, and viewings are highly recommended to fully appreciate the splendid features and inviting ambiance.





