



## PENTHOUSE DUPLEX 2 LOŽNICE

📍 Selwo

REF# R5370037 – 489.000€

IBI

492 €/YEAR

Garbage

116 €/YEAR

Community

2304 €/YEAR



2

Ložnice



2

Koupelny



100 m<sup>2</sup>

Built



82 m<sup>2</sup>

Terrace

Duplex penthouse with panoramic sea views – Selwo / Estepona

Located in the sought-after area of Selwo (Estepona), within a secure and well-maintained gated community, this ready-to-move-in duplex penthouse offers beautiful views of the sea, mountains, and

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surrounding greenery. The setting is peaceful, yet just a short distance from the beach and all daily amenities.

The property features a bright living and dining area with direct access to a sunny private terrace. The open-plan, modern kitchen is fully equipped and connects seamlessly with the living space. Large windows provide plenty of natural light and an open atmosphere.

On the upper level, there is a second (rooftop) terrace where you can enjoy sun, views, and privacy throughout the day. Both terraces offer ample outdoor living space, including a private jacuzzi.

The property is practically laid out with 2 bedrooms and 2 bathrooms and is equipped with air conditioning and central heating.

#### Features:

- Panoramic sea, mountain, and nature views
- Two spacious terraces with private jacuzzi
- Air conditioning and central heating
- Underground parking (two) space and storage included
- Lift access
- Communal gardens, swimming pool, and 24-hour security
- Valid tourist rental license

The location is conveniently close to Resina Golf & Country Club, as well as cafés, sports facilities, and the beach. The Selwo area is known for its combination of tranquility, nature, and excellent connections to Estepona and Marbella.

The property is suitable as a holiday home, permanent residence, or investment with rental potential.



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