



## PENTHOUSE WITH 3 BEDROOMS

📍 Selwo

**REF# R4404484 – 829.000€**

IBI

536 €/YEAR

Garbage

128 €/YEAR

Community

3216 €/YEAR



3

Beds



2

Baths



106 m<sup>2</sup>

Built



134 m<sup>2</sup>

Terrace

New on the Market!! Presenting a unique penthouse apartment situated in one of the best positions in the newly developed Vanian Gardens in Selwo, a highly sought after area on the New Golden Mile in Estepona. The property features 3 bedrooms and 2 bathrooms, along with a bright and spacious open-plan

lounge, dining area, and kitchen with high ceilings and tailor-made modern furniture. Step out from the living space onto a very spacious south-facing terrace of 134m<sup>2</sup> with beautiful views of the Mediterranean Sea.

#### Interior:

The upgraded kitchen is equipped with all the modern comforts, including kitchen hood, freezer, cupboards with appliances, ceramic cooker, fridge, oven, sink, and dishwasher (Miele / Bosch exclusive line appliances). The bathrooms boasts showers adorned with high quality finishes. Other exclusive features in this penthouse include a wine cellar (3 zone vinoteca from Nodor), barbecue and pizza oven for delightful entertaining. Customised walk-in closet in the master bedroom with ensuite bathroom and USB/USB c ports in every room. The terrace of 134m<sup>2</sup> has LED lighting all around, an outdoor bioclimatic roof, outdoor furniture from Talenti, an outdoor shower and barbecue area perfect for relaxation and gatherings.

#### The Complex:

Vania Gardens is a new development with contemporary-designed apartments and beautiful gardens. 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 a quiet working space, hosting birthday parties, dinners, or providing play space for children.

Currently under construction and nearly completed as part of the complex is a large spa, featuring an indoor swimming pool, sauna, and baths and also a cinema room and entertainment area.

#### Location:

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

#### Nearby, you'll find:

- Exceptional golf courses such as Atalaya Golf, Los Flamingos Golf, El Paraiso Golf, Estepona, and La Resina Golf.
- The Luxurious new beach club by Pacha which is currently under construction and opening soon with 14 restaurants, kids club etc etc..(5 minute drive)
- The Selwo Animal Park
- Popular beach restaurant with live music on the weekends within walking distance.

This property is an ideal investment opportunity for a permanent or holiday residence, as well as those interested in rental properties.

Furniture is included with this property, and viewings are highly recommended!!!







