

SELWO

699,000 €

REFERENCE R5468410

# Experience Refined Coastal Living: An Exquisite Townhouse in Selwo, Estepona, Southern Spain

| 4 | 198 m² | 60 m² |
|---|---|---|
| BEDROOMS | BUILT | PLOT |













# Description

Discover an unparalleled lifestyle at this meticulously maintained four-bedroom townhouse, boasting the exciting potential for a fifth bedroom, ideally situated within the highly sought-after residential enclave of Las Colinas de las Joyas, nestled in the prestigious Selwo area of Estepona. This exceptional property offers an exclusive opportunity to reside in one of Southern Spain's most desirable locations, combining serene privacy with convenient access to the vibrant amenities of the Costa del Sol.

Perched in an elevated position, this elegant home affords breathtaking open views stretching across the lush landscape to the glistening Mediterranean Sea, promising inspiring sunrises and a constant connection to nature's beauty. The residence benefits from a private, south-east facing garden, an idyllic sanctuary designed for year-round enjoyment. Expertly arranged over three expansive floors, the accommodation is not only exceptionally spacious but also remarkably versatile, presented in immaculate condition throughout and ready for immediate occupancy.

---

Upon entering the ground floor, you are greeted by a thoughtfully placed guest cloakroom, leading to a modern, recently updated kitchen. The intelligent redesign has seen the former laundry room seamlessly integrated into the kitchen space, significantly enhancing its practicality, spaciousness, and allowing an abundance of natural light to flood the area. A stylish breakfast bar serves as a natural transition point, fostering a welcoming connection to the adjoining split-level dining and living areas – perfect for both intimate family meals and sophisticated entertaining.

The luminous and characterful living space is a true highlight, featuring two expansive glazed double doors that open directly onto the enchanting terrace and garden. This seamless indoor-outdoor flow creates an inviting atmosphere, extending your living space into the Mediterranean air. The harmonious combination of a shaded covered terrace and a generous, manicured garden provides an unparalleled setting for al fresco dining, entertaining guests, or simply unwinding under the warm Spanish sun, offering privacy and tranquility in equal measure.

---

The first floor is dedicated to comfort and privacy, comprising three elegantly appointed bedrooms. The master suite is a true retreat, benefiting from a luxurious en-suite bathroom, offering a private haven of relaxation. The two additional well-proportioned bedrooms share access to a tastefully designed family bathroom, catering perfectly to family life or guests. This level also features a private terrace, presenting yet another opportunity to savour the stunning open views towards the azure sea – a perfect spot for morning coffee or an evening aperitif.

Ascending to the top floor reveals an extraordinarily large fourth bedroom, a space of remarkable adaptability. This expansive area could effortlessly be reconfigured to create two separate double bedrooms, fulfilling the need for a fifth sleeping quarter. Currently, it incorporates a dedicated dressing area, ample storage solutions, and a full bathroom, underscoring its versatility. This impressive space could alternatively serve as a magnificent master suite, a luxurious guest accommodation, a productive home office, or an additional vibrant living area. Its design benefits from windows on both the north and south aspects, ensuring superb natural light and excellent cross-ventilation throughout the day.

The current owner has invested significantly in a series of comprehensive improvements, elevating the property's comfort and aesthetic appeal. These enhancements include the installation of new double-glazed windows throughout, providing superior insulation and soundproofing, along with smooth-finish walls that contribute to a contemporary, refined aesthetic. The heart of the home, the kitchen, has been completely modernised to a high standard. Despite these contemporary upgrades, the house has beautifully retained its original character and charm, striking a perfect balance between timeless elegance and modern functionality. This makes it not only a comfortable and inviting family home but also a property brimming with potential and flexibility for future personalisation or investment.

---

**An Elevated, Peaceful, and Secure Community**

Las Colinas de las Joyas enjoys a privileged elevated position, a feature that not only bestows excellent natural ventilation and efficient drainage but, crucially, provides those coveted far-reaching views that define luxury coastal living. This exclusive urbanisation is fully enclosed, ensuring utmost security and peace of mind for its residents, with controlled access facilitated by key-code/fob operated gates. Each distinguished property within this community benefits from its own private driveway and designated parking spaces, thoughtfully provided for residents and their guests.

Residents are invited to indulge in the amenities of a delightful communal swimming pool, gracefully set within a spacious, meticulously landscaped lawn, alongside a separate children's pool – perfect for family enjoyment. This is a particularly low-density urbanisation, a testament to its commitment to offering a peaceful, tranquil, and secure environment, all while remaining exceptionally well-connected to a wide array of amenities and attractions that make living in Selwo, Estepona, Southern Spain so appealing.

---

**Unrivalled Location & Connectivity in Southern Spain**

The strategic location of Las Colinas de las Joyas places you at the heart of convenience. Unicorn Padel & Racquet Club, an esteemed facility for sports enthusiasts, and the reputable Atlas International American School are both approximately five minutes away by car, making daily routines effortlessly manageable. A comprehensive selection of major supermarkets, including Aldi, Mercadona, Lidl, and Carrefour, are conveniently close by for all your daily needs. Furthermore, the golden sands of Sonora beach are less than 10 minutes down the road, offering immediate access to the beautiful Mediterranean coastline.

For those seeking cultural experiences, fine dining, and luxury boutiques, the charming town of San Pedro is a mere 15-minute drive, and the world-renowned Marbella is just 30 minutes away by car. With easy access to the A7 coastal highway in both directions, connectivity is seamless. The glamorous Puerto Banús, synonymous with luxury yachts and high-end entertainment, can be reached in around 20 minutes, cementing this property's position in a prime location within Southern Spain.

---

**A Versatile Family Home in a Convenient Coastal Setting**

This exceptional property is perfectly suited for a multitude of lifestyles – whether as a permanent residence, an idyllic family holiday retreat, or an astute rental investment. It masterfully combines generous space, cherished privacy, and the allure of outdoor living with unparalleled access to prestigious schools, state-of-the-art sports facilities, essential supermarkets, pristine beaches, and the vibrant main coastal towns of Estepona, San Pedro, and Marbella. This spacious and versatile townhouse, nestled within a peaceful gated community, offers captivating sea views, a private garden, and excellent connectivity to the best of what Southern Spain has to offer, promising a lifestyle of comfort, convenience, and luxury.

# Details

| | | | |
|---|---|---|---|
| Reference | R5468410 | Property Type | Terraced Townhouse |
| Status | Sale | Price | 699,000 € |
| Bedrooms | 4 | Bathrooms | by request |
| Build size | 198 m² | Plot Size | 60 m² |
| Terrace | – | Parking places | by request |

# Features

Pool, Air conditioning, Heating, Sea views, Mountain views, Private garden, Alarm system, Parking, Holiday Home, Resale