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SELWO

1 200 000 €

■■■■■ ■ Selwo

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4	4	344 m²	507 m²	69 m²
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For Sale: Turnkey Frontline Golf Villa with Private Pool, Sea Views & Rooftop Solarium in La Resina Golf, Selwo – Estepona Beautifully presented, fully furnished and ready to enjoy immediately, this elegant frontline golf villa in Pueblo Golf Villas, La Resina Golf, occupies a privileged position in the Selwo area of Estepona's New Golden Mile, between Estepona and Marbella. Set on a private plot of 507.30 m², the villa combines generous interior accommodation with landscaped gardens, a private swimming pool, extensive terraces and attractive golf and Mediterranean Sea views. The property has a registered built area of approximately 344 m², arranged across basement, ground and first-floor levels, together with a rooftop solarium. The original developer plans additionally show approximately 69 m² of terraces, solarium and covered porch areas, creating numerous spaces for outdoor dining, entertaining, sunbathing and enjoying the Costa del Sol climate. Beautifully Furnished, Turnkey & Ready to Move Into One of the property's greatest advantages is its condition. The villa is beautifully furnished, exceptionally well maintained and completely move-in ready. Light neutral interiors, elegant marble flooring and contemporary furnishings create a relaxed Mediterranean feel throughout. There is no renovation project and no need to furnish a home from scratch — simply bring your suitcases and begin enjoying life on the Costa del Sol. The main living level centres around a bright living and dining area with direct access to the terraces and garden, creating an effortless connection between indoor and outdoor spaces. A fully fitted contemporary kitchen complements the living areas, while several covered and open terraces provide different settings for breakfast, outdoor dining, entertaining or simply relaxing while taking in the surrounding views. Private Garden, Pool & Frontline Golf Setting The established private garden surrounds a 21.20 m² swimming pool, creating an attractive and secluded outdoor retreat. Perhaps most importantly, the plot directly adjoins the golf course, giving the property a genuine frontline golf position rather than simply being located within a golf development. The multiple terraces and balconies capture different perspectives across the fairways, surrounding landscape and towards the Mediterranean, while the rooftop solarium provides an additional elevated outdoor space from which to enjoy the Costa del Sol setting. Flexible Accommodation Across Three Levels The villa is currently arranged to provide four bedroom/guest sleeping areas, including a flexible lower-level room originally designated as a games room. The registered first-floor accommodation comprises three bedrooms, all with terrace access. The principal bedroom benefits from its own bathroom and private terrace, while the two additional registered bedrooms share a second full bathroom. There are also two additional guest WCs, one on the main level and another on the lower floor. The basement provides valuable additional accommodation together with a laundry area and garage, making the property particularly versatile for families, visiting guests, a home office, gym, cinema or leisure room. La Resina Golf, Selwo – New Golden Mile Lifestyle La Resina Golf is located in the Selwo area of Estepona, within the increasingly desirable New Golden Mile and conveniently positioned between Estepona and Marbella. The golf club itself describes its location as between Marbella and Estepona. La Resina Golf & Country Club is on the doorstep, allowing golf lovers to enjoy the course and clubhouse within their immediate surroundings. The location also works particularly well for families. Atlas American School of Málaga is located in nearby Selwo Hills, providing an international education option within the local area. The beaches of the New Golden Mile, beach clubs, restaurants and everyday amenities are all within easy reach, while Estepona town, Puerto Banús and Marbella are readily accessible by car. For international owners, Málaga Airport is approximately 50–55 minutes away by car, making the property practical for both permanent living and regular holidays. A Ready-to-Enjoy Golf Villa on the Costa del Sol What makes this villa especially compelling is the combination of frontline golf position, private pool and garden, sea views, extensive outdoor space and turnkey condition. For buyers who want a Costa del Sol home without the inconvenience of renovation, refurbishment or furnishing, this property offers the opportunity to begin enjoying the lifestyle immediately. Beautifully furnished, move-in ready and positioned directly alongside the golf course — all that's missing is you. Key Features Plot: 507.30 m² Registered built area: approx. 344.02 m² Approx. 69.20 m² terraces, solarium & covered porches shown on original plans 50.53 m² open terraces & roof solarium 18.67 m² covered porches Currently arranged with 4 bedroom/guest sleeping areas 3 registered bedrooms + flexible lower-level guest/games room 2 full bathrooms + 2 guest WCs Frontline golf position Golf & Mediterranean Sea views Private swimming pool – 21.20 m² registered area Landscaped private garden Rooftop solarium Multiple terraces & balconies Beautifully furnished Turnkey & move-in ready Excellent condition Fully fitted kitchen Living & dining areas Private garage Laundry area Basement / flexible leisure space Three principal levels + rooftop solarium La Resina Golf & Country Club on the ■doorstep Located ■in ■La ■Resina / ■Selwo, ■Estepona ■New ■Golden ■Mile International school ■nearby Easy ■access to ■New ■Golden Mile ■beaches Convenient ■for ■Estepona, ■Puerto Banús & ■Marbella Approx. ■50–55 ■minutes ■to ■Málaga ■Airport

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