

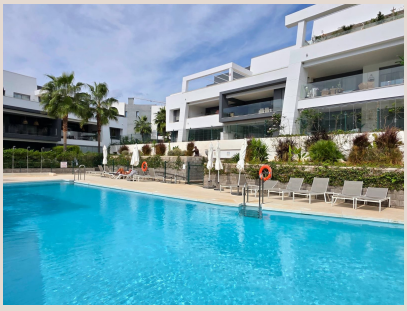
SELWO

■■■■■■■■■■■■ ■■ Selwo

■■ 485 000 €

■■■■■■■■ R5505940

2	2	98 m²	29 m²	33 m²
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This beautiful contemporary ground floor apartment is located in Vanian Gardens, a modern and exclusive residential complex in the sought-after New Golden Mile, Estepona East. The property offers 98 m² of built space together with a generous 33 m² private terrace, enclosed with glass curtains, creating a versatile space that can be enjoyed throughout the year. The apartment features a bright and spacious open-plan living and dining area, with large windows providing plenty of natural light and direct access to the terrace and private garden. The modern fully fitted kitchen is seamlessly integrated into the living space, creating a comfortable setting for both everyday living and entertaining. There are two spacious bedrooms and two bathrooms, including a master bedroom with en-suite bathroom. High-quality finishes, neutral interiors and an energy-efficient design create a comfortable and contemporary home. The property benefits from modern energy-saving technology, including solar panels and a heat-pump system, while underground parking provides additional convenience and security. Vanian Gardens offers an excellent range of resort-style facilities designed around the Mediterranean lifestyle. Residents have access to several swimming pools for adults and children, a fully equipped gym, and a SPA and wellness centre with an indoor heated pool, hammam and sauna. The development also includes a cinema, children's play areas, business centre and co-working facilities, as well as beautifully landscaped gardens and a Japanese garden. The location is equally attractive. Situated in the peaceful Selwo area of Estepona East, the development is surrounded by greenery and is only a few minutes from the beach, supermarkets, restaurants and schools. Estepona is approximately 5 minutes away by car, while Puerto Banús is around 10 minutes away. Marbella is also easily accessible via the main highway and coastal road. This apartment is an excellent choice for those looking for a modern permanent home, ■a ■stylish ■holiday ■residence or ■an ■attractive ■investment ■on ■the Costa ■del ■Sol, combining ■contemporary ■living with ■extensive ■facilities ■and ■an excellent location ■close ■to ■both ■Estepona ■and ■Marbella.

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