



## Middle Floor Apartment for sale in Selwo, Estepona

**485,000 €**Reference: R5263945   Bedrooms: 2   Bathrooms: 2   Build Size: 144m<sup>2</sup>



## Costa del Sol, Selwo

### Exceptional Apartment in Vanian Gardens – The Best Location in the Entire Complex

Discover this outstanding apartment in the prestigious development, a truly unique property thanks to its prime position in the most peaceful and central area of the community. One of the very few apartments facing the interior of the complex, it offers exceptional privacy, tranquility, and beautiful open views.

From its spacious, sun-filled terrace, you can enjoy stunning views over the landscaped gardens and swimming pool—an ideal setting for relaxing and outdoor living.

#### Apartment Layout

2 generous bedrooms

2 modern bathrooms

Bright living-dining area with direct access to a large south-facing terrace

Fully fitted kitchen

Separate laundry room with space for washing machine and storage

#### Included in the Price

Underground parking space

Private storage room

#### Resort-Style Amenities

Indoor and outdoor swimming pools with hydromassage areas

Saunas, jacuzzi, and wellness zone

Fully equipped gym and mirrored yoga/fitness studio

residents' social club, and coworking space

Children's playground and games room

#### Unbeatable Location

Just 100 m from the renowned Atlas American School, ideal for families

300 m from Bossa Restaurant and 450 m from Unicorn Racket Club

1.5 km from Guadalmina Beach and Sonora Beach Restaurant

Only 10 minutes to Estepona or Puerto Banús, and 25 minutes to Marbella

Perfect as a permanent residence, holiday home, or rental investment.