

Apartment in Selwo

Reference: R5468062



Bedrooms: 2

Bathrooms: 2

M² Build size: 95

Price: 435,000 €

Status: Sale

Property Type: Apartment Parking places: by request

M² Plot Size: 33



SOUTH-FACING GARDEN APARTMENT: A LUXURY RETREAT IN VANIAN GARDENS, ESTEPONA

Welcome to an exceptional opportunity for discerning buyers: an exquisite two-bedroom, two-bathroom garden apartment, perfectly positioned within the highly sought-after Vanian Gardens development in Selwo, on Estepona's prestigious New Golden Mile. This unparalleled residence offers a harmonious blend of sophisticated living, resort-style amenities, and an enviable location in the heart of Southern Spain.

THE RESIDENCE: A SANCTUARY OF LIGHT AND ELEGANCE

Completed in 2021 and boasting a coveted south-facing orientation, this property presents a luminous and impeccably designed living space. The architectural vision ensures a seamless integration between the expansive living areas, the elegant private terrace, and the serene garden, fostering an indoor-outdoor lifestyle that can be savored throughout the year under the Mediterranean sun.

Spanning a generous 93.47 m² of meticulously crafted interior, this apartment is further enhanced by approximately 23.11 m² of inviting covered and uncovered terraces, culminating in an exclusive 37 m² private garden. This combined offering provides an impressive 153.58 m² of personal space, where comfort meets natural beauty. Practicality is assured with an underground parking space and a dedicated storage room, both conveniently included.

The heart of the home, the living and dining area, opens directly onto your private outdoor oasis, creating an ideal setting for al-fresco dining, tranquil relaxation, or memorable gatherings. The bespoke kitchen is thoughtfully equipped with premium Bosch appliances, complemented by modern comforts such as electric shutters and centralized air conditioning, ensuring a refined and effortless living experience.

VANIAN GARDENS: AN EXCLUSIVE RESORT-STYLE COMMUNITY

One of the most compelling advantages of this property is its integration within the Vanian Gardens community, a true resort-style haven. Residents benefit from an extensive array of world-class facilities designed for ultimate enjoyment and convenience.

The development boasts four distinct outdoor swimming oases, each meticulously designed with sunbathing areas and dedicated children's pools, all enveloped by over 15,000 m² of lush, meticulously landscaped gardens, creating an idyllic environment for relaxation and leisure.

For unparalleled wellness, Vanian Gardens features an opulent 600 m² spa sanctuary. This includes a magnificent indoor heated swimming pool, a soothing jacuzzi, a traditional sauna, a revitalizing hammam, invigorating hydrotherapy experience showers, and a bracing cold-water plunge pool, offering year-round opportunities for rejuvenation and self-care.

Fitness enthusiasts will appreciate the dedicated high-performance spinning studio alongside a state-of-the-art gymnasium, fully equipped with strength-training and fitness areas, ensuring a comprehensive workout experience without leaving the premises.

Further enhancing the lifestyle are a chic cinema room, a dynamic Youth Club for younger residents, and versatile Work&Fun/coworking areas, perfect for productive work or casual meetings. This unparalleled combination of amenities provides an all-encompassing lifestyle, making the property ideal for permanent residency, a luxurious second home, or a shrewd investment.

PRIME LOCATION: ESTEPONA'S NEW GOLDEN MILE, SOUTHERN SPAIN

Nestled within the prestigious Vanian Gardens community, this residence enjoys a prime address in Selwo, a coveted enclave along Estepona's esteemed New Golden Mile in Southern Spain. This rapidly evolving residential area offers more than just coastal proximity; it presents a vibrant tapestry of schools, gourmet restaurants, state-of-the-art sports facilities, and essential everyday services.

Families will particularly appreciate the proximity to the esteemed Atlas American School, making the location exceptionally convenient for year-round living. The surrounding area abounds with lifestyle amenities, from exquisite dining options like Bossa to top-tier sports facilities including a padel/racket club, and the family-friendly allure of Selwo Aventura, one of the region's premier leisure attractions.

The allure of the Mediterranean Sea is mere moments away, with pristine beaches and the vibrant seafront promenade easily accessible on foot, adding an unparalleled dimension to this coastal lifestyle for both permanent residents and holiday-home buyers. The broader New Golden Mile offers a curated selection of championship golf courses, high-end restaurants, and diverse leisure options. Essential services such as Hospiten Estepona, major supermarkets, and boutique shops are all within a short, convenient drive.

Exceptional connectivity is guaranteed with easy access to the A-7 motorway, providing seamless journeys to Estepona town centre, San Pedro de Alcántara, the iconic Puerto Banús, and the glamorous Marbella.

AN UNPARALLELED OPPORTUNITY: LIVE, INDULGE, INVEST

The synergy of a generous private garden, optimal south-facing orientation, contemporary construction, and a wealth of communal resort-style facilities significantly broadens the appeal of this exceptional property, making it a truly versatile asset.

For families, it offers access to elite international schooling, a myriad of sports, leisure activities, and essential services, all conveniently located close to home. Second-home buyers will revel in the luxury of outdoor pools, a lavish spa, an indoor heated pool, a fully equipped gym, and a host of leisure amenities that promise enjoyment throughout every season.

For the astute investor, this property encapsulates a compelling blend of features highly attractive to both short-term holiday guests seeking a luxurious escape and long-term tenants desiring an elevated lifestyle. This represents a rare opportunity to acquire a well-rounded property within a resort-style residential development, situated in a well-established and dynamically growing area of Estepona's New Golden Mile.

Features:

Pool, Air conditioning, Heating, Private garden, Lift, None, Alarm system, 24H Security, Parking, Investment, None