IDILIQ
ESTATES

R5468062

Selwo

REF# R5468062 435.000 €

BEDS	BATHS	BUILT	PLOT	TERRACE
2	2	95 m²	33 m²	23 m²

SOUTH-FACING 2-BEDROOM GROUND-FLOOR APARTMENT WITH PRIVATE GARDEN IN VANIAN GARDENS

Beautiful 2-bedroom, 2-bathroom ground-floor apartment located in Vanian Gardens, on Estepona's New Golden Mile.

Built in 2021, the property offers a contemporary design, a comfortable layout and an excellent south-facing orientation, providing plenty of natural light throughout much of the day.

The property has 93.47 m² of built area, approximately 23 m² of covered and uncovered terraces and a 37 m² private garden, creating an ideal outdoor space to enjoy the Costa del Sol climate all year round.

The living and dining area connects directly with the terrace and garden, creating a pleasant sense of space and a seamless flow between indoor and outdoor living. The property features two well-proportioned bedrooms and two bathrooms, offering a practical and comfortable layout for both permanent living and a

second home.

The property also includes an underground parking space and a storage room.

One of the main attractions of Vanian Gardens is its extensive range of communal facilities, designed to offer comfort, wellbeing and leisure within the development itself.

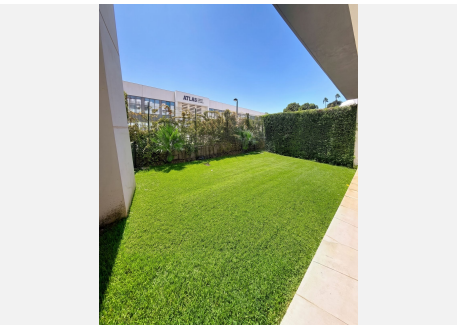
The complex features several outdoor swimming pools, a children's pool, an indoor heated swimming pool, spa, jacuzzi, sauna, hammam, gym, cardio room, cinema room, coworking area, Youth Club, children's areas and spacious communal gardens.

Vanian Gardens is located in the Selwo area of Estepona, on the New Golden Mile, with easy access to the A-7 and excellent connections to Estepona town centre, San Pedro de Alcántara, Puerto Banús and Marbella.

Beaches, golf courses, restaurants, international schools, supermarkets and a wide range of services are all within easy reach.

A very complete property for those looking for a private garden, ?south-facing ?orientation, ?recent ?construction ?and excellent ?communal facilities in ?one of ?Estepona's most ?attractive ?residential areas.

Ideal as ?a permanent ?residence, second home ?or ?investment ?on ?the ?Costa ?del ?Sol.



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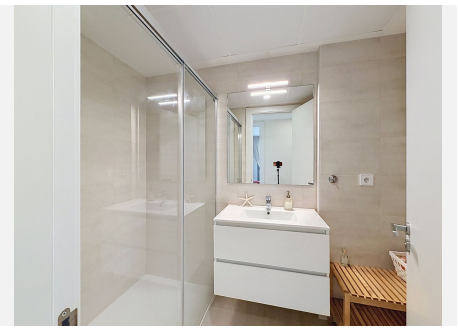

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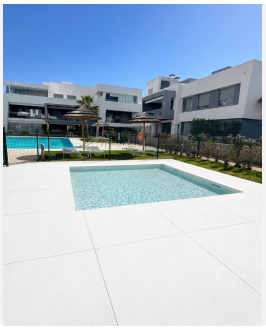
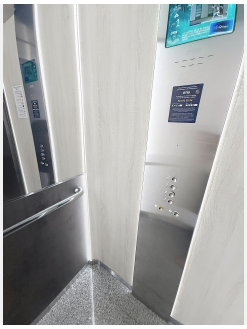
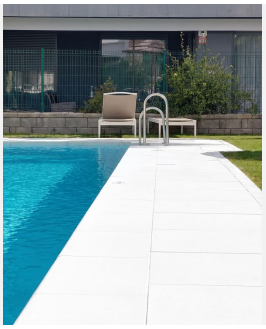

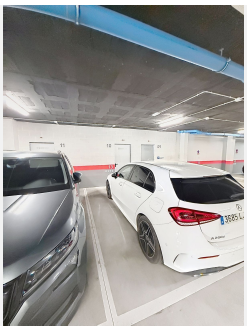

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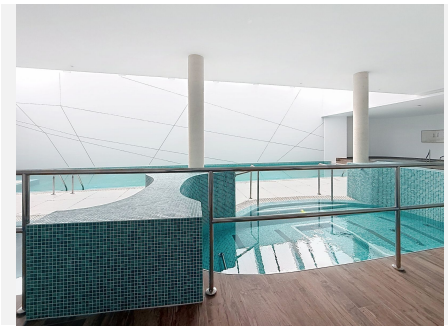
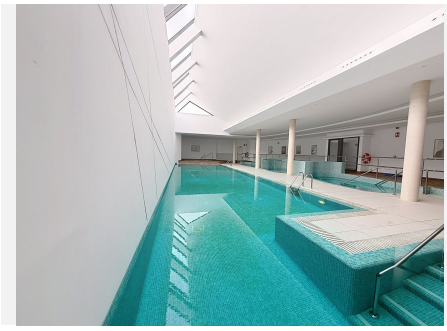
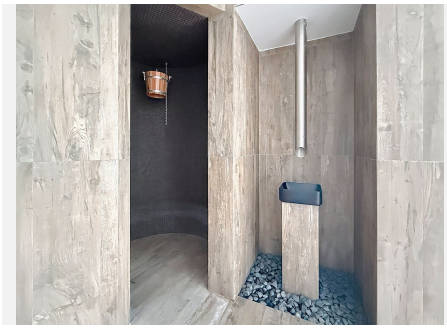

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