



## DUPLEX 2 BEDROOMS 3 BATHROOMS IN SELWO

 Selwo

REF# R5379895 870.000 €

BEDS

2

BATHS

3

BUILT

110 m<sup>2</sup>

TERRACE

34 m<sup>2</sup>

Contemporary Duplex Apartment in Libella with Panoramic Coastal Views

Located within the new Libella development in Estepona, this contemporary duplex apartment combines modern architecture, panoramic views over the coastline and access to a wide range of resident amenities in a peaceful residential setting surrounded by nature. The complex is positioned close to Selwo Aventura and La Resina Golf, while remaining within easy reach of the beach, Marbella, golf courses, restaurants and all daily infrastructure.

Residents of the development benefit from landscaped gardens, outdoor and heated swimming pools, a gym, saunas, gastrotheque, communal lounge areas, bicycle storage spaces, controlled access and perimeter video surveillance. The property also includes access to the Australy social club with additional wellness facilities.

Distributed over two levels connected by an internal staircase, the apartment offers a practical and modern layout with a strong connection between indoor and outdoor spaces. The entrance level includes an

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entrance hall, guest toilet, separate laundry area and an open-plan living and dining area integrated with the kitchen. Large floor-to-ceiling sliding doors provide direct access to both covered and open terraces while maximising natural light throughout the property.

The upper floor features two bedrooms and two bathrooms, including a principal suite with a small dressing area. Both bedrooms have direct access to the covered terrace with open panoramic views towards the Mediterranean coastline.

The interiors are finished in a contemporary style with large-format porcelain flooring, white lacquered carpentry, integrated wardrobes and modern bathrooms finished with ceramic and stone-effect materials. The fully fitted kitchen includes integrated appliances, modern cabinetry and a functional island layout.

The property is equipped with underfloor heating, integrated air conditioning, energy-efficient systems, double glazing, motorised blinds and a modern ventilation system.



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