IDILIQ
ESTATES








R5468410

Selwo

REF# R5468410 699.000 €

BEDS	BATHS	BUILT	PLOT
4	3.5	198 m²	60 m²

BEAUTIFULLY MAINTAINED 4/5 BEDROOM TOWNHOUSE WITH PRIVATE GARDEN AND SEA VIEWS.

Beautifully maintained four-bedroom townhouse, with the potential to create a fifth bedroom, situated in the sought-after residential community of Las Colinas de las Joyas, Selwo, Estepona.

The property enjoys lovely open views towards the Mediterranean and benefits from a private south-east facing garden. The house offers exceptionally spacious and versatile accommodation arranged over three floors and is presented in very good condition throughout.

The ground floor features a convenient guest cloakroom and a modern, recently updated kitchen. The former laundry room has been incorporated into the kitchen, creating a more practical and spacious area while allowing additional natural light into the room. A breakfast bar provides a natural connection to the adjoining split-level dining and living area.

+34 951 123 083 | +44 (0)330 179 8687 | info@idiliqestates.com Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlaucia

The bright and characterful living space benefits from two large glazed double doors opening directly onto the terrace and garden, creating an excellent connection between the interior and outdoor areas. The combination of a covered terrace and generous garden provides an ideal setting for outdoor dining, entertaining or simply enjoying the sunshine throughout the year.

The first floor comprises three bedrooms. The master bedroom has an en-suite bathroom, while the two additional bedrooms share a family bathroom. This level also features a private terrace with beautiful open views towards the sea.

The top floor offers an exceptionally large fourth bedroom, which could easily be divided to create two separate double bedrooms if a fifth bedroom were required. Currently incorporating a dressing area, storage cupboard and full bathroom, the space is highly versatile and could also be used as a large master suite, guest accommodation, home office or additional living space. Windows to both the north and south provide excellent natural light and ventilation.

The current owner has carried out extensive improvements throughout the property, including new double-glazed windows, smooth-finish walls throughout and a modern new kitchen. The house retains its original character and charm, making it both a comfortable family home and a property with considerable potential and flexibility for future use.

ELEVATED, PEACEFUL AND SECURE COMMUNITY

Las Colinas de las Joyas enjoys an elevated position, providing excellent natural ventilation, good drainage and, most importantly, far-reaching views. The urbanisation is fully enclosed, with controlled access via key-code/fob operated gates.
Each property has its own driveway and designated parking spaces available for residents' guests.

Residents also benefit from a lovely communal swimming pool set within a spacious landscaped lawn, together with a separate children's pool.

This is a particularly low-density urbanisation, offering a peaceful, tranquil and secure environment while remaining conveniently located for a wide range of amenities and attractions.

Unicorn Padel & Racquet Club and Atlas International American School are both approximately five minutes away by car. A good selection of supermarkets is also close by, including Aldi, Mercadona, Lidl and Carrefour. And Sonora beach is less than 10 minutes down the road.

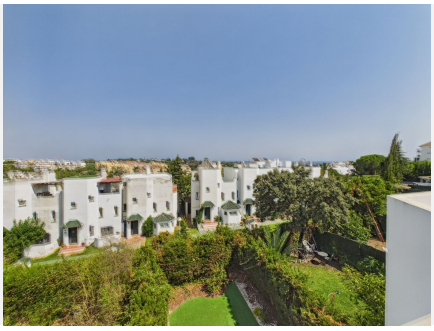
San Pedro is 15 minutes away and Marbella 30 min away by car, with easy access to the A7 in either direction, while Puerto Banús can be reached in around 20 minutes.

A VERSATILE FAMILY HOME IN A CONVENIENT LOCATION

The property is equally suited to permanent living, family holidays or rental use, combining space, privacy and outdoor living with convenient access to schools, sports facilities, supermarkets, ?beaches ?and ?the ?main ?coastal towns.
A ?spacious and versatile ?townhouse in ?a peaceful ?gated ?community, with sea ?views, private ?garden and excellent ?access ?to ?Estepona, ?San ?Pedro ?and ?Marbella.

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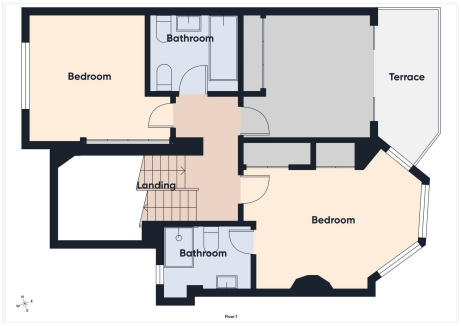




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