HI HOMES

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# Middle Floor Apartment for sale in Selwo, Estepona

**412,000 €**

**Reference:** R5383588 **Bedrooms:** 2 **Bathrooms:** 2 **Build Size:** 118m$^2$ **Terrace:** 40m$^2$











# Costa del Sol, Selwo

CORNER APARTMENT WITH 40 SQM OF TERRACES, SOUTHWEST ORIENTATION AND EXCEPTIONAL NATURAL LIGHT ON THE NEW GOLDEN MILE

Imagine starting your day with breakfast in the sun on a spacious private terrace overlooking beautifully maintained gardens, enjoying the tranquillity of a well-kept community and the privilege of living in one of the fastest-growing and most desirable areas of the Costa del Sol.

This elegant corner apartment stands out for its natural light, privacy and generous outdoor living spaces. Located within a sought-after residential community on the New Golden Mile, it offers a rare combination of tranquillity, comfort, nature and a strategic location between Marbella and Estepona.

The property offers 117.64 sqm of interior built area and 40.75 sqm of private terraces, providing more than 158 sqm of total living space to fully embrace the Mediterranean lifestyle.

Thanks to its southwest orientation, the apartment enjoys abundant natural light throughout the day. Its corner position further enhances the feeling of space, privacy and tranquillity.

The layout includes a spacious living and dining area with direct access to the terraces, a fully equipped kitchen, two generous bedrooms and two full bathrooms. The master suite features a whirlpool bathtub and a separate massage shower, creating a private wellness retreat within the home.

From the terraces, you can enjoy pleasant open views over the beautifully landscaped communal gardens and green areas, creating a peaceful setting ideal for relaxation and outdoor living.

The property also includes a private parking space and a storage room.

The gated community offers extensive landscaped gardens, a large saltwater swimming pool and a peaceful residential environment surrounded by nature and golf courses.

One of the property's greatest strengths is its location within one of the most promising areas of the New Golden Mile. The development of new luxury communities and high-end residential projects is driving demand and supporting continued property value growth, making this an excellent opportunity for both homeowners and investors.

Just a few minutes away you will find beaches, the seafront promenade, restaurants, cafés, supermarkets, sports clubs and paddle tennis facilities, as well as Selwo Aventura and prestigious international schools. All of this while enjoying the peace and privacy of a residential area surrounded by greenery and natural surroundings.

Another key advantage is the excellent access to the A-7 motorway, allowing quick and convenient connections to Marbella, Puerto Banús, San Pedro Alcántara and Estepona.

APPROXIMATE DISTANCES

Selwo Aventura: 2 minutes
Beach and promenade: 5 minutes

Golf courses and paddle clubs: 3 minutes
International schools: 5-10 minutes
Estepona town centre: 10 minutes
San Pedro Alcántara: 10 minutes
Puerto Banús: 15 minutes
Marbella centre: 20 minutes
Málaga International Airport: 50 minutes

An excellent opportunity as a permanent residence, holiday home or investment in one of the Costa del Sol's most promising locations.

KEY FEATURES

✔ 117.64 sqm interior built area
✔ 40.75 sqm private terraces
✔ Over 158 sqm total living space
✔ 2 spacious bedrooms
✔ 2 full bathrooms
✔ Master bedroom with en-suite bathroom
✔ Whirlpool bathtub and separate massage shower
✔ Southwest orientation
✔ Corner apartment
✔ Open views over communal gardens
✔ Private parking space
✔ Storage room
✔ Saltwater communal swimming pool
✔ Landscaped gardens
✔ Gated community
✔ Close to the beach and promenade
✔ Near golf courses, paddle clubs and international schools
✔ Close to Selwo Aventura
✔ Excellent access to Marbella, Puerto Banús and Estepona
✔ High-growth and appreciating area

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## Features:

**Features**
Covered Terrace
Lift
Private Terrace
Satellite TV
Storage Room
Ensuite Bathroom
24 Hour Reception
Fitted Wardrobes
WiFi
Near Church
Jacuzzi
Solarium
Restaurant On Site
Courtesy Bus
Near Mosque

**Orientation**
West
South West

**Climate Control**
Air Conditioning

**Views**
Mountain
Country
Garden
Urban
Street
Forest

**Setting**
Urbanisation
Close To Schools
Close To Forest

**Condition**
Good
Excellent

**Pool**
Communal
Children`s Pool

**Furniture**
Part Furnished

**Kitchen**
Fully Fitted

**Garden**
Communal

**Security**
Gated Complex
24 Hour Security
Entry Phone
Safe

**Parking**
Underground
Private
Covered

**Utilities**
Electricity
Photovoltaic solar panels

**Category**
Investment

**CO2 Emission Rating**
D

**Energy Rating**
D