



## Penthouse for sale in Selwo, Estepona

995,000 €

Reference: R5438560 Bedrooms: 4 Bathrooms: 3 Build Size: 129m<sup>2</sup> Terrace: 240m<sup>2</sup>





## Costa del Sol, Selwo

Welcome to this modern and exclusive penthouse apartment that occupies the whole top floor in the sought after Vanian Gardens development in Selwo. Offering comfortable single level living with high quality finishes throughout.

The apartment features four spacious bedrooms, two bathrooms and a guest toilet. The bright open plan layout is complemented by large windows that fill the home with natural light. One of the bedrooms is adjacent to the living room and can easily be incorporated into the living area to create an even more spacious lounge if desired.

The impressive 240 m<sup>2</sup> terrace is undoubtedly one of the property's standout features and has been thoughtfully divided into three distinct areas. The southeast facing section offers space for sun loungers, a bar table and a breakfast area, perfect for enjoying the morning sun. At the centre is an elegant glazed pergola facing south with a permanent roof, creating an additional living space that can be enjoyed all year round while the glass panels can be fully opened during warmer months. The west facing section is designed for entertaining, with ample space for a lounge, dining area, BBQ bar and outdoor shower, all complemented by beautiful open views of the Mediterranean Sea and the surrounding mountains.

The modern kitchen has been upgraded with smart storage solutions and a more functional interior. Adjacent to the kitchen is a separate utility room with direct access to the terrace.

Three of the four bedrooms enjoy direct access to the main terrace, while the fourth bedroom benefits from its own private northeast facing terrace.

The apartment offers underfloor heating in the bathrooms, fully integrated air conditioning with Airzone individual room control, two underground parking spaces and a large storage room.

Vanian Gardens offers outstanding resort style facilities including several outdoor pools, a fully equipped gym, spinning studio, coworking lounge and an exclusive spa with heated indoor pool, hammam and sauna. A private cinema room is also planned for the next phase of the development.

The location is peaceful yet convenient, within walking distance of the beach, a popular paddle club with restaurant and a small commercial area with cafés and restaurants. Marbella and Estepona are both easily reached via the coastal road.

A beautiful home combining contemporary design, generous outdoor living and the relaxed lifestyle of the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi  
Gym  
Fiber Optic  
Near Church  
Solarium

### Views

Sea  
Mountain  
Panoramic  
Country  
Pool

### Pool

Communal  
Heated  
Indoor

### Garden

Communal

### Utilities

Electricity

### Energy Rating

C

### Orientation

North  
East  
South  
West

### Setting

Urbanisation  
Close To Schools  
Suburban  
Close To Forest

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale  
Luxury  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One  
Covered

### CO2 Emission Rating

B