



## Lejlighed i stueetagen til salg i Estepona

430.000 €

Reference: R5119009   Soveværelser: 2   Badeværelser: 2   Byg Størrelse: 159m<sup>2</sup>





## Costa del Sol, Selwo

Contemporary apartment located in the prestigious Vanian Gardens development, in the New Golden Mile of Estepona. The property offers 80.27 m<sup>2</sup> of usable space, plus 101 m<sup>2</sup> of private garden — perfect for enjoying spacious and comfortable outdoor areas all year round. It consists of 2 bedrooms and 2 bathrooms, with a modern, functional, and bright design. The kitchen is open to the living-dining area, fully equipped with integrated appliances, and features a separate laundry room. Large windows in both the living room and bedrooms provide abundant natural light and a pleasant visual connection to the garden. The south-facing orientation ensures sunlight throughout the day and allows for partial sea views. Both bedrooms, as well as the entrance hall, have built-in wardrobes, offering excellent storage space. Vanian Gardens stands out for its complete range of communal areas, including a swimming pool, fully equipped gym, spa with sauna, social club, landscaped gardens, children's playground, coworking room, and security in a gated community. Located just 7 minutes by car from the beach, and very close to Atlas International School, Hospiten private hospital, Orthodox church, supermarkets, sports facilities, and all kinds of services. Only 10 minutes from Estepona town center and 15 minutes from Puerto Banús. An ideal home as a primary residence, second home, or investment in one of the most sought-after and fast-growing areas of the Costa del Sol.



## Funktioner:

### Funktioner

Dækket terrasse  
Løfte op  
Privat terrasse  
Satellit-tv  
Opbevaringsrum  
Ensuite badeværelse  
Monterede garderober  
Bryggers  
Grill  
Bar  
Gymnastiksal  
I nærheden af kirken  
Padle tennis  
Sauna

### Synspunkter

Hav

### Pool

Kommunal  
Indendørs

### Have

Kommunal  
Privat

### Hjælpeprogrammer

Elektricitet  
Drikkeligt vand

### CO2 -emissionsklassificering

B

### Orientering

Syd

### Indstilling

Urbanisering  
Tæt på skoler

### Møbel

Fuldt møbleret

### Sikkerhed

Gated kompleks  
Alarmsystem  
Indgangstelefon

### Kategori

Investerings  
Moderne

### Klima kontrol

Aircondition  
Kold aircondition  
Varm aircondition

### Tilstand

Fremragende

### Køkken

Fuldt monteret

### Parkering

Underjordisk  
Garage  
Privat

### Energi rating

C