

# ALL IN real estates



## Ground Floor Apartment in Estepona

Bedrooms **4** Bathrooms **3** Built **136m<sup>2</sup>** Terrace **25m<sup>2</sup>**

**R4827511**

**Ground Floor  
Apartment**

**Estepona**

**733.000€**

Modern apartments with four bedrooms, three bathrooms, a large garden, and a terrace in the Selwo residential area. The apartments are ideally located in a sought-after area between Marbella and Estepona, just 10 minutes by car from Puerto Banús and the center of Estepona. International school opposite the complex. Additionally, the beach can be reached in just a few minutes by car or a 10-minute walk. The apartment features four bedrooms, three bathrooms, plenty of storage space for clothes and belongings, and a spacious living room with access to a 120 m<sup>2</sup> garden and a view of the pool. The 25 m<sup>2</sup> terrace is equipped with outdoor furniture, perfect for relaxing and entertaining. The modern, fully equipped open-plan kitchen includes a breakfast bar and is fitted with Bosch appliances, including an oven, a cooktop, a dishwasher, and a refrigerator with a freezer. There is also a separate laundry room with a washing machine. The apartment comes with custom-made furniture and is sold with an underground parking space as well as a storage room. Vanian Gardens is a new complex built using innovative and advanced materials. The thermal and acoustic insulation ensures comfortable conditions, whether in winter or summer. The complex features modern design and beautiful gardens. The communal area includes two large swimming pools, two fully equipped gyms (one with branded exercise machines and another for aerobic workouts), a space with a designer interior for co-working, relaxation, and leisure, and an amazing spa

area with a year-round indoor heated pool, a jacuzzi, and a cinema room for up to 12 people.

Covered Terrace  
Lift  
Solarium  
WiFi

Covered Terrace  
Near Church  
Storage Room

Gym  
Private Terrace  
Utility Room