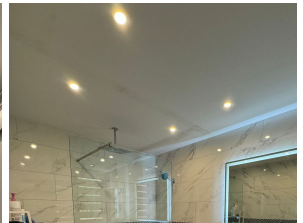
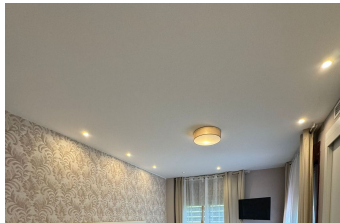
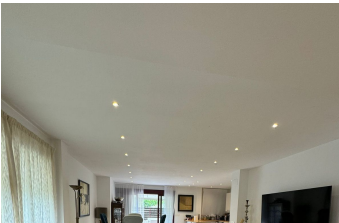


# ALL IN

## real estates



### House in Selwo

Bedrooms	5	Bathrooms	5	Built	280m2	Plot	400m2
<b>R5010481</b>		<b>House</b>		<b>Selwo</b>		<b>650.000€</b>	

Discover this beautifully designed detached villa in the welcoming and well-appointed Parque Botánico Resort. Offering generous living spaces, private terraces, and access to outstanding community facilities, this home is perfect for those seeking both privacy and convenience along the Spanish coast. Nestled within a secure, gated community with 24-hour security, the property is just a 7-minute drive from the beach, 10 minutes from Estepona, and 15 minutes from Puerto Banús. Property Highlights: Generous Living Spaces: 5 bedrooms, including 3 spacious rooms with super queen beds and a child's room with a standard double bed, plus 4.5 bathrooms. Comfortably accommodates 8-10 guests. Privacy & Natural Surroundings: Set among eucalyptus trees, this detached villa offers a peaceful and private setting within the greenbelt area of the urbanization. Modern & Functional Design: A spacious open-plan living and dining area leads to a fully equipped modern kitchen with a separate pantry/washroom. The main terrace features a second lounge, a dining table, and a barbecue—perfect for outdoor dining. Outdoor Enjoyment: A private 3m pool, Jacuzzi, solar shower, and an expansive terrace with breathtaking mountain views create an ideal space for relaxation and entertainment. An additional rooftop terrace provides panoramic views. Built in 2019 with reinforced concrete, the structure is suitable for an above-ground pool and Jacuzzi. Resort-Style Community Amenities: Wellness & Leisure Facilities: The resort features a 25m heated indoor pool, a fully equipped gym, a sauna, a steam room, and a Jacuzzi. The large

outdoor pool complex (just a 1-minute walk away) includes a Spanish-style restaurant with a bar, plus separate children's pools. A quieter outdoor pool is also available within walking distance. Sports & Recreation: Ideal for active residents, the community offers 4 tennis courts, 2 basketball courts, indoor squash courts, and padel courts, as well as children's play areas and recreational spaces. Onsite Dining: A charming Spanish-style restaurant and bar serve both local and international cuisine, conveniently located within the resort's main pool complex. Parking Convenience: The villa includes a private shaded driveway for up to three cars, with additional free parking available throughout the community. A Smart Investment Opportunity No Additional Permits Required: The cadastral plans already include an in-ground pool, eliminating the need for extra approvals. Prime Location & Nearby Services: Private Hospital (Hospiten): 5 km Schools: Public school in Cancelada (7 km), private school in Estepona (9 km) Surroundings: Close to prestigious golf courses and the Selwo Aventura animal park Airports: Gibraltar International Airport (58 km), Málaga Airport (77 km) Experience the perfect blend of comfort, modern amenities, and a vibrant international community. Whether as a full-time residence or a luxury holiday retreat, this villa offers a fantastic opportunity in a sought-after resort setting

24 Hour Reception

Bar

Double Glazing

Fitted Wardrobes

Gym

Near Church

Paddle Tennis

Satellite TV

Tennis Court

24 Hour Reception

Barbeque

Ensuite Bathroom

Games Room

Jacuzzi

Near Mosque

Private Terrace

Sauna

Utility Room

Access for people with reduced mobility

Covered Terrace

Fiber Optic

Guest Apartment

Marble Flooring

Near Transport

Restaurant On Site

Storage Room

WiFi