

# ALL IN

real estates



## Duplex in Selwo

Bedrooms **2** Bathrooms **3** Built **110m2** Terrace **34m2**  
**R5379895** **Duplex** **Selwo** **870.000€**

Contemporary Duplex Apartment in Libella with Panoramic Coastal Views Located within the new Libella development in Estepona, this contemporary duplex apartment combines modern architecture, panoramic views over the coastline and access to a wide range of resident amenities in a peaceful residential setting surrounded by nature. The complex is positioned close to Selwo Aventura and La Resina Golf, while remaining within easy reach of the beach, Marbella, golf courses, restaurants and all daily infrastructure. Residents of the development benefit from landscaped gardens, outdoor and heated swimming pools, a gym, saunas, gastrotheque, communal lounge areas, bicycle storage spaces, controlled access and perimeter video surveillance. The property also includes access to the Australy social club with additional wellness facilities. Distributed over two levels connected by an internal staircase, the apartment offers a practical and modern layout with a strong connection between indoor and outdoor spaces. The entrance level includes an entrance hall, guest toilet, separate laundry area and an open-plan living and dining area integrated with the kitchen. Large floor-to-ceiling sliding doors provide direct access to both covered and open terraces while maximising natural light throughout the property. The upper floor features two bedrooms and two bathrooms, including a principal suite with a small dressing area. Both bedrooms have direct access to the covered terrace with open panoramic views towards the Mediterranean coastline. The interiors are finished in a contemporary style with large-format

porcelain flooring, white lacquered carpentry, integrated wardrobes and modern bathrooms finished with ceramic and stone-effect materials. The fully fitted kitchen includes ?integrated ?appliances, ?modern ?cabinetry ?and a functional ?island ?layout. The property is equipped with ?underfloor heating, ?integrated air ?conditioning, ?energy-efficient systems, ?double glazing, ?motorised ?blinds ?and ?a ?modern ?ventilation ?system.

Access for people with reduced mobility

Domotics

Fitted Wardrobes

Private Terrace

Storage Room

Access for people with reduced mobility

Double Glazing

Gym

Sauna

Utility Room

Covered Terrace

Ensuite Bathroom

Near Transport

Solarium