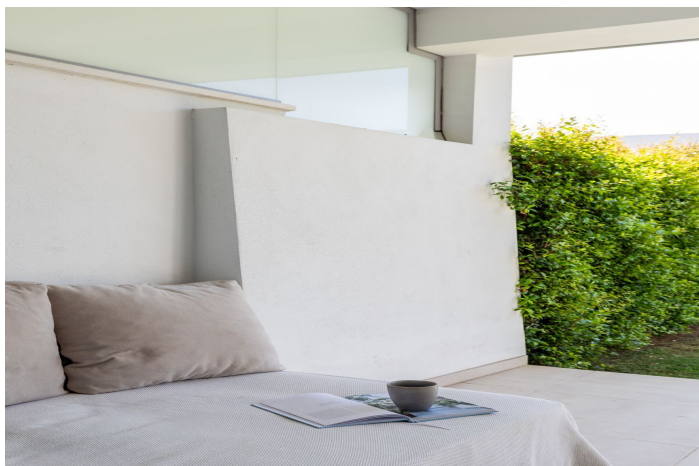




## Ground Floor Apartment for sale in Selwo, Estepona

429,900 €

Reference: R5070397   Bedrooms: 2   Bathrooms: 2   Plot Size: 110m<sup>2</sup>   Build Size: 120m<sup>2</sup>   Terrace: 30m<sup>2</sup>





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## Costa del Sol, New Golden Mile

Enjoy Mediterranean living just minutes from the beach in this newly completed garden apartment, located in the peaceful and up-and-coming Selwo area of Estepona. This 2-bedroom, 2-bathroom home blends sleek contemporary design, private outdoor space, and high-end resort-style amenities, perfect for both homeowners and savvy investors. The property comes with a valid tourist license and is already operating as a turnkey rental investment, ready to generate income from day one. Its location and community features make it an exciting and highly attractive option for holidaymakers, with world-class amenities designed to appeal to both short-term guests and long-stay visitors. Whether it's morning walks along the shore, afternoons on the golf course, or relaxing evenings on your spacious garden terrace, this home offers a perfect blend of comfort, modern living, and investment potential on the Costa del Sol. Key Features: Recently completed with high-quality finishes and energy-efficient systems Open-plan living and dining area with floor-to-ceiling sliding glass doors leading to a private garden Fully equipped kitchen with integrated appliances Spacious master bedroom with built-in wardrobes and en-suite bathroom Central air conditioning and aerothermal heating for year-round comfort Large-format floor tiles in neutral tones and high-quality ceramic finishes in bathrooms Intelligent dual-flow ventilation system and ventilated façades for excellent energy efficiency Includes underground parking space and private storage room Comes with tourist license and active rental operation, offering immediate rental income Exclusive Phase 2 Amenities: Several outdoor swimming pools with landscaped sun decks Heated indoor pool, spa with jacuzzi, sauna, and steam room (opening early 2025) Fully equipped gym and wellness area Social clubhouse, coworking space, cinema room, and private event areas Kids' club and playgrounds for younger residents Secure gated community with CCTV and concierge services Prime Location: 5 minutes to the beach and scenic coastal walkways Close to top golf courses: La Resina Golf (2 minutes), El Paraíso Golf (7 minutes), Atalaya and Estepona Golf (10–15 minutes) 10 minutes to Estepona Old Town and marina 15 minutes to Puerto Banús, 20 minutes to Marbella Near schools, supermarkets, hiking trails, and all local amenities Approximately 45–50 minutes to Málaga and Gibraltar airports Walking distance to Selwo Aventura nature park, a 14-hectare wildlife reserve with over 1,000 animals Perfect for Living or Investment: This property is ideal as a permanent residence, a stylish holiday getaway, or a fully licensed short-term rental. With an already established income stream and access to luxury facilities that appeal to international tourists, it offers a turnkey opportunity in one of the Costa del Sol's most promising residential communities.



## Features:

### Features

Covered Terrace  
 Lift  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 24 Hour Reception  
 Fitted Wardrobes  
 WiFi  
 Gym  
 Games Room  
 Utility Room  
 Barbeque  
 Near Church  
 Sauna  
 Access for people with reduced mobility  
 Jacuzzi  
 Wood Flooring  
 Domotics  
 Near Mosque

### Views

Garden  
 Courtyard

### Pool

Communal  
 Children`s Pool

### Garden

Communal  
 Private  
 Easy Maintenance  
 Landscaped

### Utilities

Electricity  
 Drinkable Water  
 Telephone

### Orientation

East  
 South  
 South East  
 South West

### Setting

Urbanisation  
 Close To Schools  
 Close To Forest  
 Suburban

### Furniture

Fully Furnished  
 Not Furnished  
 Optional  
 Part Furnished

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Entry Phone

### Category

Reduced  
 Holiday Homes  
 Investment  
 Resale

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Excellent  
 New Construction

### Kitchen

Fully Fitted  
 Kitchen-Lounge

### Parking

Underground  
 Garage  
 Private  
 Covered  
 Communal



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Bargain  
Luxury  
Contemporary  
Off Plan