



## Fristående villa till salu i Selwo, Estepona

675 000 €

Referens: R5010481   Sovrum: 5   Badrum: 5   Komplot: 400m<sup>2</sup>   Bygga: 280m<sup>2</sup>   Terrass: 20m<sup>2</sup>





## Costa del Sol, Selwo

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



## Funktioner:

### Drag

Täckt terrass  
Nära transport  
Privat terrass  
Satellit -tv  
Förråd  
Badrum  
Marmorgolv  
Dubbelglas  
24 timmars mottagning  
Monterade garderober  
Wifi  
Gym  
Bastu  
Spelrum  
Paddeltennis  
Tennisbana  
Gästlägenhet  
Förråd  
Jacuzzi  
Bar  
Grilla  
Restaurang på plats  
Nära moskén  
Nära kyrkan  
Fiberoptisk  
Tillgång för personer med minskad rörlighet

### Åsikter

Fjäll  
Panorama  
Land  
Trädgård  
Urban  
Skog  
Slå samman  
Gemensam  
Uppvärmad  
Inomhus  
Privat  
Barnpool

### Säkerhet

Gated complex  
24 timmars säkerhet  
Larmsystem

### Orientering

Norr  
Österut  
Söder  
Väst  
Sydöst  
Nordöstra  
Sydväst  
Nordväst

### Miljö

Urbanisering  
Nära skolor  
Förorts  
Nära skogen

### Möbler

Del inredd

### Parkering

Garage  
Privat  
Täckt

### Klimatkontroll

Luftkonditionering  
För installerad A/C  
Kall A/C  
Heta a/c  
Öppen spis

### Skick

Excellent

### Kök

Fullmonterad

### Verktyg

Elektricitet  
Dricksvatten  
Telefon



Elektriska persienner

Öppna

Gas

Gata

Gemensam

Mer än en

**Kategori**

Nedsatt

Fritidshus

Investering

Lyx

Återförsäljning

Samtida