

**Ref.-ID: MIBGR5183371**

**Selwo**

**Apartment**



**2**



**2**



**85 m2**

Exceptional Value many added extras included. This beautifully presented, south-facing apartment offers a rare combination of style, comfort, and outstanding value for money in one of the most sought-after communities on the coast. In Marbella- Estepona, a premium gym membership typically costs at least €120 per month per person, co-working spaces average €300 per month, secure garage rentals go for around €150 p/m, and private storage is at least €100 p/m. At this property, all of these benefits are included in your rental, creating a truly hassle-free and cost-effective lifestyle. Located within the modern and secure residential complex of Vanian Gardens, this spacious and naturally bright apartment has been tastefully furnished and thoughtfully designed. The open-plan living, dining, and kitchen area flows seamlessly into a generous south-facing terrace, ideal for enjoying the sun or creating a shaded retreat on terrace with the electric awnings. Large windows throughout the property ensure fantastic natural light, while the smart layout allows for comfortable and stylish everyday living. At the back of the property is a separate laundry/utility area that adds convenience without compromising space, each space with windows and natural light. There are two well-proportioned double bedrooms, each with fitted wardrobes, and two contemporary bathrooms with walk-in showers, offering both functionality and comfort. The apartment is fully furnished with elegant pieces and will be presented in turnkey condition, ready to move in and enjoy immediately. Included in the rental is a private underground parking space and a separate storage room, both located in the secure basement area of the building. Vanian Gardens is a recently built community, offering exceptional lifestyle amenities for residents. The complex includes a fully equipped gym with the latest fitness equipment and a dedicated spinning room with plenty bicycles to avoid waiting on use, a wellness area with sauna and steam bath, as well as two large outdoor swimming pools and a separate children's pool. For professionals or students working from home, the development offers modern co-working spaces with air conditioning, fast Wi-Fi, and convenient kitchen and coffee facilities. The community is gated, well maintained, and benefits from excellent security throughout. Families will appreciate the close proximity to Atlas American School, which is just steps away. There are also restaurants, a supermarket, and local amenities all nearby, while the beach is just a short walk from your doorstep. Estepona Town and Puerto Banús are each only an eight-minute drive away, with Marbella reachable in under twelve minutes. This is the perfect opportunity for tenants seeking a high-quality, ready-to-enjoy home in a vibrant, well-connected area. With all the extras already included, it offers a level of value and convenience that's hard to match.

**Setting**

- ✔ Close To Schools
- ✔ Urbanisation

**Climate Control**

- ✔ Air Conditioning
- ✔ Hot A/C
- ✔ Cold A/C
- ✔ U/F/H Bathrooms

**Kitchen**

- ✔ Fully Fitted

**Utilities**

- ✔ Electricity
- ✔ Drinkable Water

**Orientation**

- ✔ South

**Views**

- ✔ Pool
- ✔ Urban

**Garden**

- ✔ Communal

**Category**

- ✔ Holiday Homes
- ✔ Investment
- ✔ Luxury
- ✔ Resale
- ✔ With Planning Permission
- ✔ Contemporary

**Condition**

- ✔ Excellent

**Features**

- ✔ Lift
- ✔ Fitted Wardrobes
- ✔ Near Transport
- ✔ Private Terrace
- ✔ WiFi
- ✔ Gym
- ✔ Sauna
- ✔ Storage Room
- ✔ Utility Room
- ✔ Ensuite Bathroom
- ✔ Jacuzzi
- ✔ Double Glazing
- ✔ Near Mosque
- ✔ Near Church
- ✔ Fiber Optic

**Security**

- ✔ Gated Complex
- ✔ Electric Blinds
- ✔ Entry Phone
- ✔ Alarm System
- ✔ 24 Hour Security
- ✔ Safe

**Pool**

- ✔ Communal

**Furniture**

- ✔ Fully Furnished

**Parking**

- ✔ Underground
- ✔ Garage
- ✔ Covered
- ✔ Private













































