



## Detached Villa for sale in Selwo, Estepona

**625,000 €**

Reference: R5317309    Bedrooms: 5    Bathrooms: 5    Plot Size: 400m<sup>2</sup>    Build Size: 280m<sup>2</sup>    Terrace: 20m<sup>2</sup>





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## 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



## Features:

### Features

Covered Terrace  
 Near Transport  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Ensuite Bathroom  
 Marble Flooring  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 WiFi  
 Gym  
 Sauna  
 Games Room  
 Paddle Tennis  
 Tennis Court  
 Guest Apartment  
 Utility Room  
 Jacuzzi  
 Bar  
 Barbeque  
 Restaurant On Site  
 Near Mosque  
 Near Church  
 Fiber Optic  
 Access for people with reduced mobility

### Orientation

North  
 East  
 South  
 West  
 South East  
 North East  
 South West  
 North West

### Climate Control

Air Conditioning  
 Pre Installed A/C  
 Cold A/C  
 Hot A/C  
 Fireplace

### Views

Mountain  
 Panoramic  
 Country  
 Garden  
 Urban  
 Forest

### Setting

Urbanisation  
 Close To Schools  
 Suburban  
 Close To Forest

### Condition

Excellent

### Pool

Communal  
 Heated  
 Indoor  
 Private  
 Children`s Pool

### Furniture

Part Furnished

### Kitchen

Fully Fitted

### Security

Gated Complex  
 24 Hour Security  
 Alarm System

### Parking

Garage  
 Private  
 Covered

### Utilities

Electricity  
 Drinkable Water  
 Telephone



Electric Blinds

Open  
Street  
Communal  
More Than One

Gas

**Category**

Reduced  
Holiday Homes  
Investment  
Luxury  
Resale  
Contemporary