



## 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>





## 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

### Views

Mountain  
Panoramic  
Country  
Garden  
Urban  
Forest

### Pool

Communal  
Heated  
Indoor  
Private Pool  
Children`s Pool

### Security

Gated Complex  
24 Hour Security  
Alarm System

### Orientation

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

### Setting

Urbanisation  
Close To Schools  
Suburban  
Close To Forest

### Furniture

Part Furnished

### Parking

Garage  
Private  
Covered

### Climate Control

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

### Condition

Excellent

### Kitchen

Fully Fitted

### Utilities

Electricity  
Drinkable Water  
Telephone



Electric Blinds

Open  
Street  
Communal  
More Than One

Gas

**Category**

- Reduced
- Holiday Homes
- Investment
- Luxury
- Resale
- Contemporary