



## Ground Floor Apartment for sale in Manilva, Manilva

**358.000 €**

Referenz: R5121505   Schlafzimmer: 2   Badezimmer: 2   Garten: 120m<sup>2</sup>   Terrasse: 21m<sup>2</sup>





## Costa del Sol, Manilva

Renovated apartment with panoramic views of the sea, Gibraltar, and the African coast. A refined property, designed to fully enjoy life by the sea, all year round. This 121 m<sup>2</sup> apartment, including a 21 m<sup>2</sup> terrace, has been renovated with quality materials and tastefully furnished. From the entrance, you can feel the attention to every detail: harmonious layout, smooth flow, and modern comfort. The spacious living room opens onto a southwest-facing terrace, transformed into a true additional living space thanks to the "cortinas de cristal" — frameless glass curtains. These adjustable panels allow you to enjoy the terrace year-round: fully open in summer, partially or fully closed depending on the season. The terrace, slightly elevated to preserve the view even while seated, offers a breathtaking panorama of the Mediterranean, the Rock of Gibraltar, and the Moroccan coastline — all while maintaining privacy thanks to a discreet low wall. The brand-new high-end Italian kitchen combines design and functionality: stone countertop and backsplash, all lower cabinets with drawers, etc. It opens onto a fully equipped laundry room with custom-built cabinets, providing practical and stylish storage — a rare feature in properties of this kind. In the sleeping area, two comfortable bedrooms with built-in wardrobes and two bathrooms (one en suite) complete the home. The marble flooring adds to the timeless elegance throughout. The residential complex is quiet and secure. It features a large swimming pool surrounded by lawn, with sun loungers and umbrellas, as well as a paddle court. The property is sold with an underground parking space and a spacious storage room — ideal for seasonal equipment or extra storage. Just 1 km from the sea on foot, 3 km from the chic and lively Sotogrande marina, 3 km from Puerto de la Duquesa, and within immediate reach of world-renowned golf courses (Valderrama, La Reserva, etc.). Shops, restaurants, and services are only minutes away. A rare and versatile opportunity: This apartment is perfectly suited for year-round living, a luxury second home, or as a seasonal rental investment (active tourist license). Comfort, views, and elegance come together effortlessly. Tastefully furnished and move-in ready.



## Eigenschaften:

<b>Merkmale</b>	<b>Orientierung</b>	<b>Klimakontrolle</b>
Überdachte Terrasse	Südwesten	Klimaanlage
Aufzug		Kalte a/c
Private Terrasse		Heiße A/C.
Lagerraum		
Badezimmer		
Marmorböden		
Doppelverglasung		
Einstellungsschränke		
Paddel -Tennis		
Versorgungsraum		
Keller		
Glasfaser		
<b>Ansichten</b>	<b>Einstellung</b>	<b>Zustand</b>
Meer	Urbanisierung	Exzellent
Panorama	In der Nähe von Geschäften	Kürzlich renoviert
Land	In der Nähe der Stadt	
	In der Nähe von Schulen	
<b>Pool</b>	<b>Möbel</b>	<b>Küche</b>
Gemeinschaft	Voll eingerichtet	Voll ausgestattet
<b>Garten</b>	<b>Sicherheit</b>	<b>Parken</b>
Gemeinschaft	24 -Stunden -Sicherheit	Unterirdisch
<b>Kategorie</b>		
Zeitgenössisch		