



## Ground Floor Apartment for sale in Manilva, Manilva

**255,000 €**

Reference: R5253205 Bedrooms: 2 Bathrooms: 2 Build Size: 72m<sup>2</sup> Terrace: 30m<sup>2</sup>





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## Costa del Sol, Manilva

### Exclusive Ground-Floor Mezzanine Apartment with Sea Views in a Private Urbanisation – Costa del Sol

Seize this unique opportunity to own a charming ground-floor mezzanine apartment (no lift) in a serene private urbanisation on the sun-drenched Costa del Sol, boasting 4 refreshing swimming pools, lush gardens, and a tranquil atmosphere – ideal for those seeking a peaceful retreat with low community fees. This south-facing gem offers stunning sea views, ensuring abundant natural light and a relaxed coastal lifestyle, just minutes from pristine beaches, golf courses like Valle Romano or Finca Cortesín, and vibrant towns such as Estepona or Marbella. With easy A-7 access to amenities including supermarkets, restaurants, and Málaga Airport, it's perfect for year-round living or as a lucrative investment, complete with a tourist licence for high rental yields in a market where similar properties see 6-11% returns.

Spanning 72 m<sup>2</sup> of built space, this impeccably maintained residence features a bright, functional layout: two spacious bedrooms with fitted wardrobes, two modern bathrooms, a living-dining room opening onto a terrace and balcony for al fresco enjoyment, and a fully equipped kitchen. Premium touches include air conditioning and heating in every room, ensuring comfort year-round. Sold fully furnished and equipped as seen in photos, with a garage space included in the price, it's ready for immediate occupancy or rentals.

This well-kept urbanisation, similar to exclusive developments like those in Estepona with multiple pools and gardens, fosters a secure and inviting community. Don't miss this rare find – contact us today to arrange a viewing!



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic

### Views

Sea  
Panoramic  
Garden

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Village

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered