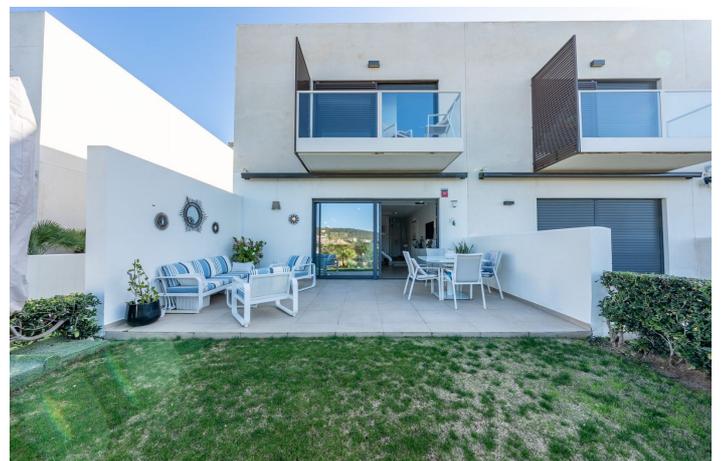




Townhouse for sale in Manilva, Manilva

465,000 €

Reference: R5308228 Bedrooms: 3 Plot Size: 30m² Build Size: 146m² Terrace: 20m²





Costa del Sol, Manilva

Contemporary 3-bedroom townhouse with 2 full bathrooms plus a guest toilet, located in Bahía de las Rocas, Manilva, offering an ideal structure for investors: the current owners will remain as tenants for 5 years, ensuring an approximate 5% annual return from day one.

The property, southwest-facing, enjoys natural light throughout the day as well as open views of the sea, the mountains, and Gibraltar. It features a 20 m² terrace and a 29.96 m² private garden that extend the outdoor living space, in addition to a balcony and well-defined living and dining areas. The kitchen is fully equipped and includes a separate utility/laundry room.

The property is sold fully furnished and is in impeccable condition, with air conditioning, electric shutters, a private parking space, and a storage room included. It forms part of a well-established residential development with a communal swimming pool, located just five minutes from the beach via a pedestrian pathway.

Strategically located between Estepona and Sotogrande, in an area with consistent demand and strong growth potential, this property combines asset quality with income stability.

An opportunity designed for investors seeking predictable returns, a quality asset, and a consolidated location.

In compliance with Decree 218/2005 of 11 October, approving the Consumer Information Regulations in the sale and rental of properties in Andalusia, clients are informed that notary fees, land registry fees, applicable taxes (ITP or VAT + AJD), and other costs inherent to the purchase are not included in the price.



Features:

Features

Covered Terrace
Lift
Private Terrace
Storage Room
Ensuite Bathroom
Double Glazing
Fitted Wardrobes
WiFi
Utility Room

Views

Sea
Mountain
Panoramic
Country
Port

Pool

Communal

Garden

Communal
Private Garden

Utilities

Electricity
Drinkable Water
Telephone

CO2 Emission Rating

A

Orientation

West

Setting

Urbanisation

Furniture

Fully Furnished

Security

Gated Complex
Electric Blinds

Category

Investment

Climate Control

Air Conditioning
Cold A/C
Hot A/C

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground

Energy Rating

B