



## Townhouse for sale in Manilva, Manilva

450,000 €

Reference: R5196931 Bedrooms: 4 Bathrooms: 3 Build Size: 231m<sup>2</sup> Terrace: 100m<sup>2</sup>





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## Costa del Sol, Manilva

Great townhouse in Bahía de las Rocas!

This spacious property features three bedrooms, one of which has a lovely private terrace, and two bathrooms (one en-suite). The fully fitted kitchen connects to a generous living and dining area that opens onto a charming private terrace. In addition, the large basement offers excellent potential for conversion into two additional bedrooms. It also includes a storage/laundry room and a guest toilet. The impressive rooftop terrace of approximately 70 m<sup>2</sup> boasts panoramic views of the mountains and sea, stretching all the way to Gibraltar and the African coast. A private parking area for two cars is conveniently located directly in front of the property.

Designed by the renowned architect Melvin Villarroel, the gated residential complex is set amid lush tropical gardens and features three swimming pools. The urbanization offers a serene and beautifully maintained environment, just a short drive from La Duquesa and the prestigious Sotogrande, home to an elegant marina, fine dining, boutique shops, and world-famous golf courses. Several Blue Flag beaches are also only minutes away.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
Utility Room  
Barbeque  
Basement  
Fiber Optic

### Views

Sea  
Mountain  
Panoramic  
Beach  
Port

### Pool

Communal  
Children`s Pool

### Security

Gated Complex  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Golf  
Resale

### Orientation

South West

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Kitchen

Fully Fitted

### Parking

Private  
Open  
More Than One

### Energy Rating

E

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

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