



## Ground Floor Apartment for sale in Manilva, Manilva

287.000 €

Referenz: R5253205 Schlafzimmer: 2 Badezimmer: 2 Garten: 72m<sup>2</sup> Terrasse: 30m<sup>2</sup>





---

## 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!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
In der Nähe des Transports  
Private Terrasse  
Badezimmer  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Glasfaser

### Ansichten

Meer  
Panorama  
Garten

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft

### Orientierung

Süden

### Einstellung

Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
Dorf

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Alarmanlage

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt