

# Townhouse for sale in Manilva, Manilva

432,000 €

Reference: R4807834    Bedrooms: 4    Plot Size: 19m<sup>2</sup>    Build Size: 169m<sup>2</sup>    Terrace: 17m<sup>2</sup>



## Costa del Sol, Manilva

\*\*\* Exclusive Townhouse in Bahia de las Rocas, Manilva \*\*\* 4 Bedrooms, 2 Bathrooms and A Guest Toilet \*\*\* Spacious Private Terrace with Its Own Lawn Garden \*\*\* Spectacular Panoramic Views to the Sea, Gibraltar and North Africa \*\*\* South Orientation \*\*\* Fully-fitted Siemens Kitchen \*\*\* Private Underground Parking with A Storage Unit \*\*\* High-Quality Finishes \*\*\* Urbanisation with Swimming Pool, Solarium and Lush Gardens \*\*\* Ideal Location Between Manilva and Sotogrande \*\*\* Easy Access to the Crystal Clear Beach \*\*\* 25-Min Drive to Marbella and Gibraltar Airport \*\*\* ASK FOR VIDEO!!! \*\*\*

This exclusive and elegant townhouse is located in Bahia de las Rocas, Manilva. The brand-new urbanisation, finished in 2020, boasts amazing panoramic views to the Mediterranean Sea, iconic rock of Gibraltar and the spectacular landscapes of North Africa. With its south orientation, this residence is bathed in the warm embrace of the Spanish sun throughout the day.

The entrance level consists of a bright hall with a fitted wardrobe that leads both to the guest toilet and the open living area, which features the sofas and TV space with views to the sea and the dining table for at least six guests. The kitchen comes fully fitted with Siemens appliances and is also integrated in this area, it has its own utility room with a window for more ventilation.

The highlight of this property is the seamless connection between the outdoor and the indoor spaces, thanks to the double glazing high to floor windows, that give the owner and their guests a feeling of permanent connection with the nature and fresh air. There's enough space to enjoy the sun and the perfect south orientation at the private terrace, which has a chill-out and the bbq with dining table. Also, the lawn garden is perfect for sunbathing while staring at the unbeatable sea and mountain views.

At the first level, one will find the master suite with its own bathroom, desk, walk in wardrobe and terrace facing the spectacular views. There are two guest double bedrooms in this level with fitted wardrobes that share a bathroom with walk-in shower.

The third level consists of a super spacious bedroom that can be used also as a games room, bar, office for those tele working. This space is connected to a sunny solarium that is perfect to take advantage of the nice weather or watching the stars.

As for the finishes and specifications, they're high quality and include: security door, double glazing aluminium windows, fitted wardrobes, central A/C and heating, athermal, LED lighting, etc. Convenience meets security with private underground parking space and an accompanying storage unit.

This gated complex is safe and boasts a peaceful lifestyle. The owners and their guests will immerse in resort-like with the following amenities: refreshing swimming pool, sun-soaked solarium, meticulously landscaped gardens and a lift to the upper level.

Nestled between the charming towns of Manilva and Sotogrande, this property is a perfect equilibrium of tranquility and accessibility. Crystal clear beaches, renowned golf courses like La Reserva, Almenara and Valderrama and Sea Maria Polo Club are within easy reach, offering moments of relaxation and recreation. Also, Marbella and Gibraltar airport are within a 25-minute drive.

Ask for the video tour to embark on a virtual journey through this potential dream home.

Contact us today to schedule a viewing or to ask for more information.

## Features:

### Features

Covered Terrace  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Domotics

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool

### Pool

Communal

### Garden

Communal  
Private  
Landscaped

### Utilities

Electricity  
Telephone  
Solar water heating

### CO2 Emission Rating

B

### Orientation

South  
South West

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Not Furnished

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Investment  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Covered

### Energy Rating

B