



## Ground Floor Apartment for sale in Manilva, Manilva

358,000 €

Reference: R5121505 Bedrooms: 2 Bathrooms: 2 Build Size: 120m<sup>2</sup> Terrace: 21m<sup>2</sup>





## Costa del Sol, Manilva

Elevated sea view apartment WITH TOURIST LICENSE!!!

Renovated and offering panoramic views of the sea, Gibraltar, and the African coast 🌊🌍

A refined property, designed to fully enjoy life by the sea, all year round.

This 121 m<sup>2</sup> apartment, including a 21 m<sup>2</sup> terrace, has been renovated with quality materials and tastefully furnished. From the entrance, you can feel the attention to every detail: harmonious layout, smooth flow, and modern comfort.

The spacious living room opens onto a southwest-facing terrace, transformed into a true additional living space thanks to the “cortinas de cristal” – frameless glass curtains. These adjustable panels allow you to enjoy the terrace year-round: fully open in summer, partially or fully closed depending on the season.

The terrace, slightly elevated to preserve the view even while seated, offers a breathtaking panorama of the Mediterranean, the Rock of Gibraltar, and the Moroccan coastline – all while maintaining privacy thanks to a discreet low wall.

The brand-new high-end Italian kitchen combines design and functionality: stone countertop and backsplash, all lower cabinets with drawers, etc.

It opens onto a fully equipped laundry room with custom-built cabinets, providing practical and stylish storage – a rare feature in properties of this kind.

In the sleeping area, two comfortable bedrooms with built-in wardrobes and two bathrooms (one en suite) complete the home. The marble flooring adds to the timeless elegance throughout.

The residential complex is quiet and secure. It features a large swimming pool surrounded by lawn, with sun loungers and umbrellas, as well as a paddle court.

The property is sold with an underground parking space and a spacious storage room – ideal for seasonal equipment or extra storage.

Just 1 km from the sea on foot, 3 km from the chic and lively Sotogrande marina, 3 km from Puerto de la Duquesa, and within immediate reach of world-renowned golf courses (Valderrama, La Reserva, etc.).

Shops, restaurants, and services are only minutes away.

A rare and versatile opportunity:

This apartment is perfectly suited for year-round living, a luxury second home, or as a seasonal rental investment (active tourist license).

Comfort, views, and elegance come together effortlessly.

Tastefully furnished and move-in ready.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic  
Basement  
Paddle Tennis

### Views

Sea  
Panoramic  
Country

### Pool

Communal

### Garden

Communal

### Category

Contemporary

### Orientation

South West

### Setting

Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

24 Hour Security

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent  
Recently Renovated

### Kitchen

Fully Fitted

### Parking

Underground