



## 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>





## 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  
 Utility Room  
 Barbeque  
 Fiber Optic  
 Solarium  
 Basement

### Views

Sea  
 Mountain  
 Panoramic  
 Port  
 Beach

### Pool

Communal  
 Children`s Pool

### Security

Gated Complex  
 Entry Phone  
 Safe

### Category

Holiday Homes  
 Investment  
 Resale  
 Golf

### Orientation

South West

### Setting

Urbanisation  
 Close To Shops  
 Close To Town  
 Close To Schools

### Kitchen

Fully Fitted

### Parking

Private  
 More Than One  
 Open

### CO2 Emission Rating

D

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Condition

Good

### Garden

Communal

### Utilities

Electricity  
 Drinkable Water

### Energy Rating

E