



## Townhouse for sale in Manilva, Manilva

465,000 €

Reference: R5308228 Bedrooms: 3 Bathrooms: 3 Plot Size: 30m<sup>2</sup> Build Size: 146m<sup>2</sup> Terrace: 20m<sup>2</sup>





## Costa del Sol, Manilva

Contemporary 3-bedroom townhouse with 2 full bathrooms plus a guest toilet, located in Bahía de las Rocas, Manilva, offering an ideal structure for investors: the current owners will remain as tenants for 5 years, ensuring an approximate 5% annual return from day one.

The property, southwest-facing, enjoys natural light throughout the day as well as open views of the sea, the mountains, and Gibraltar. It features a 20 m<sup>2</sup> terrace and a 29.96 m<sup>2</sup> private garden that extend the outdoor living space, in addition to a balcony and well-defined living and dining areas. The kitchen is fully equipped and includes a separate utility/laundry room.

The property is sold fully furnished and is in impeccable condition, with air conditioning, electric shutters, a private parking space, and a storage room included. It forms part of a well-established residential development with a communal swimming pool, located just five minutes from the beach via a pedestrian pathway.

Strategically located between Estepona and Sotogrande, in an area with consistent demand and strong growth potential, this property combines asset quality with income stability.

An opportunity designed for investors seeking predictable returns, a quality asset, and a consolidated location.

In compliance with Decree 218/2005 of 11 October, approving the Consumer Information Regulations in the sale and rental of properties in Andalusia, clients are informed that notary fees, land registry fees, applicable taxes (ITP or VAT + AJD), and other costs inherent to the purchase are not included in the price.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Utility Room  
WiFi

### Views

Sea  
Mountain  
Panoramic  
Country  
Port

### Pool

Communal

### Garden

Communal  
Private

### Utilities

Electricity  
Drinkable Water  
Telephone

### Energy Rating

B

### Orientation

West

### Setting

Urbanisation

### Furniture

Fully Furnished

### Security

Gated Complex  
Electric Blinds

### Category

Investment

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### CO2 Emission Rating

A