



## Ground Floor Apartment for sale in Manilva, Manilva

415,000 €

Reference: 4S-AuHi-B2-2B Bedrooms: 2 Bathrooms: 2 Build Size: 81m<sup>2</sup> Terrace: 23m<sup>2</sup>





## Costa del Sol, Manilva

Discover this modern new build apartment located in the exclusive area of Los Hidalgos, in Manilva, just minutes from the renowned Puerto de la Duquesa and very close to the beach. This bright and elegant home, with south orientation and pleasant sea views, is ideal both as a permanent residence and as an investment property on the Costa del Sol.

The property offers 81 m<sup>2</sup> of constructed area, of which 69.45 m<sup>2</sup> correspond to the interior, distributed into two bedrooms with built-in wardrobes and two bathrooms, one of them en suite. The modern open-plan design integrates a fully equipped kitchen with the living room, creating a functional and welcoming space that connects directly to a spacious 23.81 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate all year round.

Notable features include parquet flooring in the main rooms and porcelain stoneware in the kitchen and bathrooms, as well as an aerothermal climate control system and underfloor heating throughout the property, ensuring comfort and energy efficiency. The apartment is delivered unfurnished, allowing the new owner to personalize each space according to their own style.

The apartment is part of a private gated community with an elevator, landscaped communal areas, and a community pool, offering a peaceful and pleasant environment. Additionally, the price includes a parking space and a storage room, providing greater convenience and storage capacity.

Its strategic location allows easy access to supermarkets, shops, schools, public transport, and the wide range of leisure and dining options in the area. The proximity to the beach and the main access roads facilitates connection with other towns along the coast.

An ideal home for those seeking tranquility, quality of life, and proximity to the sea, with all services within walking distance and no need to use a car on a daily basis.

Completion is scheduled for the end of this year.

Do not miss this opportunity to acquire a new build property in a privileged location on the Costa del Sol.



## Features:

### Features

Lift  
Fitted Wardrobes  
Utility Room  
OpenPlanKitchen  
TransportNear  
UnderFloorHeating  
LaundryRoom  
AmenitiesNear  
VideoEntrance  
Unfurnished  
ParquetFloors  
ArmoredDoor  
Aerothermics

### Setting

Close To Port  
Close To Sea  
Close To Shops

### Security

Gated Complex

### Climate Control

Air Conditioning

### Views

Sea

### Condition

New Construction

### Kitchen

Fully Fitted