



Detached Villa for sale in Manilva, Manilva

562,750 €

Reference: R5210434 Bedrooms: 3 Bathrooms: 3 Plot Size: 118m² Build Size: 172m² Terrace: 94m²





Costa del Sol, Manilva

Sea View Home in Bahía de las Rocas

175 m² | 3 Bedrooms | Terrace, Garden & Solarium | Brand New

A brand-new, move-in ready home located in Bahía de las Rocas, less than 5 minutes by car from Sotogrande Marina and Puerto de la Duquesa. A peaceful and secure setting with easy access to golf courses, beaches, Santa María Polo Club and all amenities.

The property combines Mediterranean exterior architecture with high-quality modern interiors, delivered fully furnished by a local design firm.

Layout:

Ground floor: entrance hall, open-plan living and dining room with natural light throughout the day, fully equipped kitchen (option to add a breakfast bar), guest WC with natural ventilation, and a covered terrace opening onto a private lawned garden with sea views – with the option to add a private pool.

First floor: master suite with private terrace and panoramic views of the sea, Gibraltar and the African coast; two double guest bedrooms with sea views; full family bathroom.

Private solarium of 50+ m²: perfect for a jacuzzi, barbecue, chill-out area or outdoor cinema, all with sweeping views over the Strait of Gibraltar and the Bay of Estepona.

Included:

2 underground parking spaces with direct private access to the property

Laundry room

Fully equipped and furnished as shown in photographs

Gated community with 24-hour security: adult and children's pools, padel court, children's play area, outdoor lift and mature landscaped gardens.

Community fees: €275/month | IBI: €850/year

For further information or to arrange a viewing, please get in touch.



Features:

Features

Covered Terrace
 Near Transport
 Private Terrace
 Satellite TV
 Storage Room
 Ensuite Bathroom
 Double Glazing
 Fitted Wardrobes
 WiFi
 Fiber Optic
 Wood Flooring
 Solarium
 Basement
 Domotics
 Tennis Court
 Paddle Tennis
 Access for people with reduced mobility

Orientation

South
 South West

Climate Control

Cold A/C
 Hot A/C
 U/F Heating
 U/F/H Bathrooms
 Central Heating

Views

Sea
 Mountain
 Panoramic
 Country
 Garden
 Port
 Urban
 Beach
 Forest

Setting

Urbanisation
 Close To Shops
 Close To Town
 Close To Schools
 Close To Forest

Condition

Excellent

Pool

Communal
 Room for Pool
 Private

Furniture

Fully Furnished

Kitchen

Fully Fitted

Garden

Private
 Landscaped

Security

Gated Complex
 Alarm System
 Electric Blinds
 Entry Phone
 Safe

Parking

Underground
 Garage
 Private

Utilities

Electricity
 Drinkable Water
 Telephone
 Gas

Category

Golf
 Luxury
 Contemporary

CO2 Emission Rating

B

Energy Rating

B

