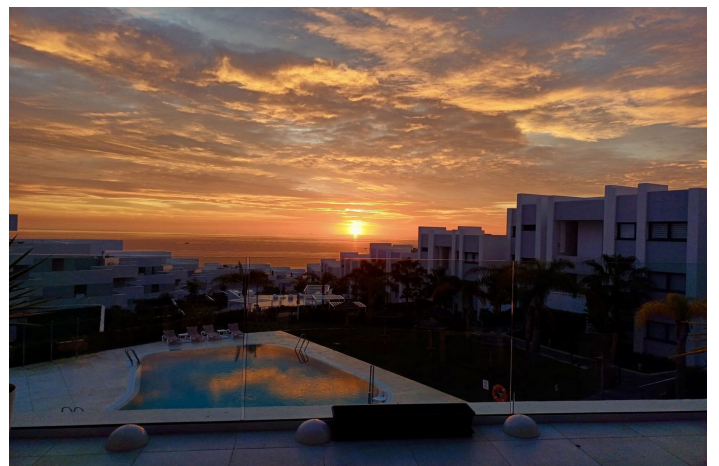
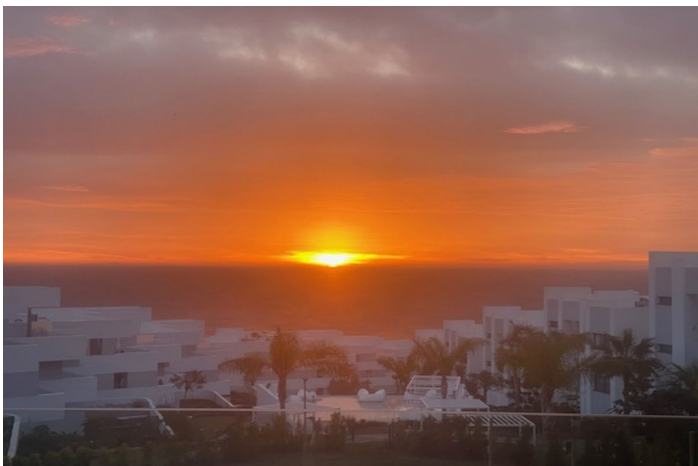




## Middle Floor Apartment for sale in Manilva, Manilva

599,000 €

Reference: R5358472 Bedrooms: 2 Bathrooms: 2 Build Size: 143m<sup>2</sup> Terrace: 43m<sup>2</sup>





## Costa del Sol, Manilva

! REDUCED PRICE ! PROTECTED PANORAMIC SEA VIEWS UNIT | TOURIST LISENCE | WALKING DISTANCE TO THE BEACH

OWN THE EDGE. LIVE THE VIEW. INVEST SMART. MOVE FROM THE CROWDED MARBELLA TO THE PEACE  
Enjoy your summer holiday and / or immediate passive income from this summer already.

Manilva, Costa del Sol | The New Gold Triangle | GIGA luxury projects are on the way to be ready in the area to increase ROI

Premium, new property with active Tourist license & income ready for sale. One of the best-positioned unit of this residence with panoramic sea views and privacy

If you're looking for a high premium, new apartment (2023) with guaranteed unbeatable panoramic sea views, strong rental potential (from 38.000€/yearly renting income), and future-proof value in a fast-growing location, this is your ideal place.

Strategically positioned between Estepona & Sotogrande, where ROI is accelerating and demand is outpacing supply. Giga luxury projects are on the way to increase massively the ROI in 2-4 years.

- ✓ 300m walk to the beach
- ✓ Mountain paths, dog park, parkes, lifestyle amenities
- ✓ Seamless access to the A7
- ✓ Peaceful, green area

THE APARTMENT | New built to perform. This isn't just a home. It's a lifestyle asset.

- 2 Bedrooms | 2 Bathrooms | Living room with American kitchen and dining room area | All rooms have panoramic sea views with direct access to the terrace
- 99 m<sup>2</sup>+ of refined interior space
- Oversized 40 m<sup>2</sup>+ terrace with protected panoramic sea views
- Smart windows & shutters & mosquito nets
- App-controlled A/C system
- Whole-home water purification system
- Fitted wardrobes & kitchen with home appliances
- Private garage & storage room
- Additional home water cleaning system
- Low community fees & IBI
- Premium interior designed apartment and which can be an option for further negotiation (20.000eur)

THE COMMUNITY | Wellness Resort-Level Living. Designed for long-term value, comfort, and sustainability.

- Solar panels & community water softener system
- 3 swimming pools (2 adults & 1 kid pool)
- Indoor & outdoor gym
- Sauna & steam room
- Playground & picnic area
- Chill-out zones & entertainment room
- Lush botanical gardens



- 📄 Security camera system
- 📄 Defibrillator in place
- 📄 Healthy reserve community funds

For full details and private appointment scheduling contact us.  
Assets like this don't wait.



## Features:

### Features

Covered Terrace  
 Lift  
 Private Terrace  
 Satellite TV  
 Storage Room  
 Double Glazing  
 24 Hour Reception  
 Fitted Wardrobes  
 Utility Room  
 Barbeque  
 WiFi  
 Gym  
 Fiber Optic  
 Jacuzzi  
 Basement  
 Sauna  
 Games Room  
 Access for people with reduced mobility

### Orientation

South East

### Climate Control

Air Conditioning  
 Cold A/C  
 Hot A/C

### Views

Sea  
 Pool

### Setting

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

### Condition

Excellent  
 New Construction

### Pool

Communal  
 Children`s Pool

### Furniture

Optional

### Kitchen

Fully Fitted

### Garden

Communal

### Security

Gated Complex  
 24 Hour Security  
 Alarm System  
 Electric Blinds  
 Entry Phone  
 Safe

### Parking

Underground

### Utilities

Electricity  
 Drinkable Water  
 Photovoltaic solar panels  
 Solar water heating

### Category

Investment  
 Resale  
 Luxury