



# A HAMMER OF TRANQUILITY IN MANILVA NEXT TO THE SEA

Reference: 826AMA Bedrooms: 2 - 3 Bathrooms: 2 - 2 Build Size: 113m<sup>2</sup> - 135m<sup>2</sup> Terrace: 30m<sup>2</sup> - 30m<sup>2</sup>





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## Costa del Sol, Manilva

In this Residence your main neighbor will be the sea, a quiet neighbour, whose sound does not disturb, but rather relaxes, which you can visit whenever you want thanks to its proximity and which will welcome you with a smile as wide as the beaches in the area. Your new home will be tailor-made for you, in a housing complex with 2 or 3 bedrooms, parking, sea views and community gardens. Sea, nature and more than 300 sunny days a year come together in a residential area of more than 14,000 square meters. Discover a corner of peace and harmony by the sea on the 'New Golden Mile'. Going out the window means feeling the call of the sea, because it is located on the second line of the beach with views of the Mediterranean. Relax and enjoy alone or in the company of your loved ones on Playa del Negro, which you can easily reach on foot, or explore the kilometers of coastline that its privileged location gives you. Beaches like La Chullera, Tubalita or La Duquesa await you with their crystalline waters. The spaciousness of the homes, together with their luminosity and comfort in every detail, will make you feel at home from the first moment you walk through the door, and this is achieved largely thanks to the quality of all its elements. Enjoy a perfectly insulated home, both thermally and acoustically, thanks to its exterior enclosure that will prevent you from all kinds of annoying noises. The roofs and terraces will have high-quality elements and the homes will have acoustic insulation between floors. All the units will have an air conditioning system with individual air conditioning installation and the production of sanitary hot water will be carried out by means of solar collectors. It is these types of details that make the building have obtained the C energy rating. The houses will have built-in wardrobes, lined on the inside. The kitchen will be equipped with wall and base units, a Silestone-type countertop, Compact or similar and equipped with an oven, induction hob, extractor hood, stainless steel sink with mixer tap, refrigerator and dishwasher. Take advantage of the sun and the typical climate of the area in any of the two huge swimming pools that the complex has. Discover every corner of the wide and numerous green spaces, a perfect area to enjoy a good read, relax. You will have a fully equipped gym area. 150 m from the beach. New construction with all the guarantees. Gym & Pool. Close to 4 golf courses. WITH WORKS LICENSE! ✓ 1 parking space and 1 storage room included in the price. ✓ A/C installation. ✓ Homes with modern and current design. ✓ Common areas with 3 swimming pools and a gym. ✓ Fully installed kitchen with appliances. ✓ A 5-minute walk from the beach. ✓ Close to 4 golf courses (Doña Julia, Casares Golf and Finca Cortesín, La Duquesa Golf). Delivery: 3Q\_2026 We find your ideal house thinking about your needs



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Double Glazing  
24 Hour Security Service  
Fitted Wardrobes  
Gym

### Views

Sea  
Panoramic  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

### CO2 Emission Rating

B

### Orientation

South Facing

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town

### Furniture

### Security

Gated Complex

### Category

Investment  
New Development

### Climate Control

Air Conditioning

### Condition

### Kitchen

Furnished  
Fully Fitted

### Parking

Underground  
Private

### Energy Rating

B