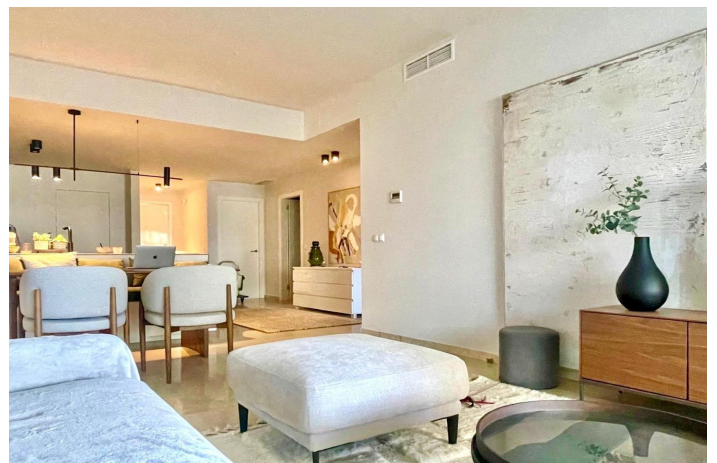




## Ground Floor Apartment for sale in Manilva, Manilva

389.000 €

Reference: R5121505 Bedrooms: 2 Bathrooms: 2 Build Size: 120m<sup>2</sup> Terrace: 21m<sup>2</sup>





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## Costa del Sol, Manilva

Renovated apartment with panoramic views of the sea, Gibraltar, and the African coast 🌊 A refined property, designed to fully enjoy life by the sea, all year round. This 121 m<sup>2</sup> apartment, including a 21 m<sup>2</sup> terrace, has been renovated with quality materials and tastefully furnished. From the entrance, you can feel the attention to every detail: harmonious layout, smooth flow, and modern comfort. The spacious living room opens onto a southwest-facing terrace, transformed into a true additional living space thanks to the “cortinas de cristal” – frameless glass curtains. These adjustable panels allow you to enjoy the terrace year-round: fully open in summer, partially or fully closed depending on the season. The terrace, slightly elevated to preserve the view even while seated, offers a breathtaking panorama of the Mediterranean, the Rock of Gibraltar, and the Moroccan coastline – all while maintaining privacy thanks to a discreet low wall. The brand-new high-end Italian kitchen combines design and functionality: stone countertop and backsplash, all lower cabinets with drawers, etc. It opens onto a fully equipped laundry room with custom-built cabinets, providing practical and stylish storage – a rare feature in properties of this kind. In the sleeping area, two comfortable bedrooms with built-in wardrobes and two bathrooms (one en suite) complete the home. The marble flooring adds to the timeless elegance throughout. 🌟 The residential complex is quiet and secure. It features a large swimming pool surrounded by lawn, with sun loungers and umbrellas, as well as a paddle court. 🌟 The property is sold with an underground parking space and a spacious storage room – ideal for seasonal equipment or extra storage. 🌟 Just 1 km from the sea on foot, 3 km from the chic and lively Sotogrande marina, 3 km from Puerto de la Duquesa, and within immediate reach of world-renowned golf courses (Valderrama, La Reserva, etc.). Shops, restaurants, and services are only minutes away. 🌟 A rare and versatile opportunity: This apartment is perfectly suited for year-round living, a luxury second home, or as a seasonal rental investment (active tourist license). Comfort, views, and elegance come together effortlessly. Tastefully furnished and move-in ready.



## Features:

### Caratteristiche

Terrazza coperta  
Ascensore  
Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Tennis paddle  
Ripostiglio  
Seminterrato  
Fibra ottica

### Viste

Mare  
Panoramica  
Campagna

### Piscina

Condominiale

### Sicurezza

Sicurezza 24 ore

### Orientamento

Sud -ovest

### Collocamento

Zona urbana  
Vicino ai negozi  
Vicino alla città  
Vicino alle scuole

### Cucina

Completamente arredata

### Parcheggio

Sotterraneo

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente  
Recentemente rinnovato

### Giardino

Condominiale

### Categoria

Contemporary