



## Ground Floor Apartment for sale in Manilva, Manilva

**358.000 €**Reference: R5121505   Bedrooms: 2   Bathrooms: 2   Build Size: 120m<sup>2</sup>   Terrace: 21m<sup>2</sup>



## Costa del Sol, Manilva

Elevated sea view apartment WITH TOURIST LICENSE!!! Renovated and offering 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

**Giardino**

Condominiale

**Categoria**

Contemporary

**Orientamento**

Sud -ovest

**Climate Control**

Aria condizionata

Freddo a/c

Caldo a/c

**Collocamento**

Zona urbana

Vicino ai negozi

Vicino alla città

Vicino alle scuole

**Mobilia**

Completamente arredato

**Sicurezza**

Sicurezza 24 ore

**Condizione**

Eccellente

Recentemente rinnovato

**Cucina**

Completamente arredata

**Parcheggio**

Sotterraneo