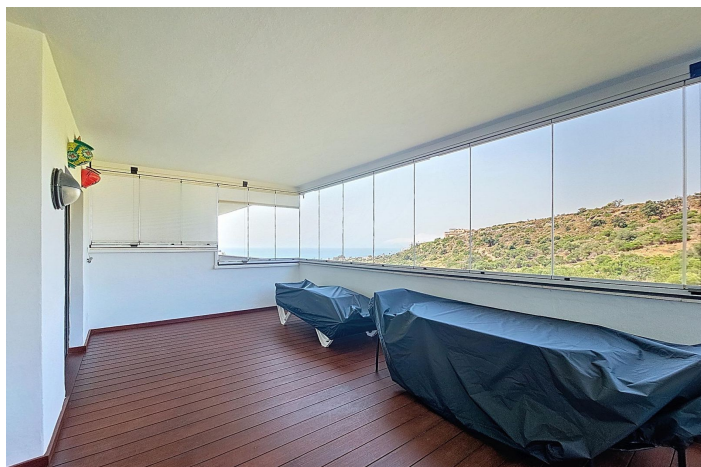




## Ground Floor Apartment for sale in Manilva, Manilva

**345,000 €**

Reference: R5108230   Bedrooms: 3   Bathrooms: 2   Build Size: 171m<sup>2</sup>





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## Costa del Sol, Manilva

Located in the peaceful and sought-after Rock Bay 1 residence in Manilva, this ground floor apartment with 3 bedrooms and 2 bathrooms (including one en-suite) offers an exceptional living environment combining sea views, comfort, and tranquility. The apartment is in excellent condition and features a spacious south-facing terrace that serves as an extension of the indoor living space. It is divided into two areas: a fully enclosed section with Lumon glass curtains—ideal for year-round use—and an open-air section, perfect for sunbathing and relaxing outdoors. From the terrace, you'll enjoy panoramic views of the Mediterranean Sea, the Rock of Gibraltar, and, on clear days, the coast of Morocco. The interior offers bright, generously sized rooms with a warm and modern ambiance throughout. The property includes two private parking spaces and a storage room (trastero). The residence also offers a communal swimming pool, providing a secure and pleasant living environment. Just 8 minutes from Sotogrande Marina and 9 minutes from La Duquesa Port, this apartment enjoys a strategic location on the Costa del Sol. A rare opportunity thanks to its spacious layout, exceptional terrace, breathtaking sea views, and privileged position between two of the most vibrant ports in the region.



## Features:

### Features

Lift  
Private Terrace  
Storage Room  
Marble Flooring  
Utility Room  
Wood Flooring

### Views

Sea

### Furniture

Part Furnished

### Orientation

South West

### Condition

Good

### Kitchen

Fully Fitted

### Climate Control

Central Heating

### Pool

Communal

### Utilities

Telephone