



## Ground Floor Apartment for sale in Manilva, Manilva

**410,000 €**

Reference: R5143219   Bedrooms: 3   Bathrooms: 2   Build Size: 150m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, Manilva

### Stunning Seafront Apartment in Sotogrande with Gibraltar Views

Discover this spacious and bright 150 m<sup>2</sup> apartment in the heart of Sotogrande, offering breathtaking views of the sea and the iconic Rock of Gibraltar. Perfectly located just a 1-minute drive from the beach and only 3 minutes from Sotogrande Port, this property combines luxury, comfort, and convenience in an exclusive gated community with communal pool and paddle tennis court.

#### Property Highlights

3 spacious bedrooms with fitted wardrobes

2 modern bathrooms

Large terrace to enjoy stunning sunrises and sea views

Private garage space included

Storage room for extra convenience

South and east orientation for all-day natural light

Built in 2007, in excellent condition

Individual heating and air conditioning for year-round comfort

Fully adapted for people with reduced mobility

#### Building & Community Features

Ground-floor apartment with easy access

Lush communal gardens and a refreshing pool

Paddle tennis court for active lifestyles

This second-hand gem is in pristine condition, ready for you to move in and enjoy the vibrant Sotogrande lifestyle. Whether you're seeking a permanent residence, a holiday home, or a smart investment, this property is a rare find.

**Prime Location:** Steps from the beach, close to Sotogrande's marina, golf courses, and world-class amenities. Price includes garage – Don't miss this opportunity!

Contact us today to schedule a viewing and make this dream home yours!



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South	Pre Installed A/C
Private Terrace	South East	Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Paddle Tennis		
Tennis Court		
Utility Room		
Fiber Optic		
Views	Setting	Condition
Sea	Urbanisation	Excellent
Mountain		
Panoramic		
Garden		
Pool		
Port		
Courtyard		
Forest		
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground Private