



## Townhouse for sale in Manilva, Manilva

**450,000 €**

Reference: R5196931   Bedrooms: 4   Bathrooms: 3   Build Size: 231m<sup>2</sup>   Terrace: 100m<sup>2</sup>





## Costa del Sol, Manilva

Great townhouse in Bahía de las Rocas!

This spacious property features three bedrooms, one of which has a lovely private terrace, and two bathrooms (one en-suite). The fully fitted kitchen connects to a generous living and dining area that opens onto a charming private terrace. In addition, the large basement offers excellent potential for conversion into two additional bedrooms. It also includes a storage/laundry room and a guest toilet. The impressive rooftop terrace of approximately 70 m<sup>2</sup> boasts panoramic views of the mountains and sea, stretching all the way to Gibraltar and the African coast. A private parking area for two cars is conveniently located directly in front of the property.

Designed by the renowned architect Melvin Villarroel, the gated residential complex is set amid lush tropical gardens and features three swimming pools. The urbanization offers a serene and beautifully maintained environment, just a short drive from La Duquesa and the prestigious Sotogrande, home to an elegant marina, fine dining, boutique shops, and world-famous golf courses. Several Blue Flag beaches are also only minutes away.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Private Terrace		Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
Utility Room		
Barbeque		
Basement		
Fiber Optic		
Views	Setting	Condition
Sea	Urbanisation	Good
Mountain	Close To Shops	
Panoramic	Close To Town	
Beach	Close To Schools	
Port		
Pool	Kitchen	Garden
Communal	Fully Fitted	Communal
Children's Pool		
Security	Parking	Utilities
Gated Complex	Private	Electricity
Entry Phone	Open	Drinkable Water
Safe	More Than One	
Category	Energy Rating	CO2 Emission Rating
Holiday Homes	E	D
Investment		
Golf		
Resale		