



## Ground Floor Apartment for sale in Manilva, Manilva

**509,500 €**

Reference: SP0932   Bedrooms: 3   Bathrooms: 2   Plot Size: 210m<sup>2</sup>   Build Size: 131m<sup>2</sup>   Terrace: 57m<sup>2</sup>





## Costa del Sol, Manilva

Exclusive Residencial in Manilva - Mediterranean Views and Luxury on the Costa del Sol Designer Homes only 500m from the Beach Located in La Duquesa, Manilva, this exclusive residential development offers a privileged setting on the Costa del Sol, just 500 metres from the beach and surrounded by prestigious golf courses. Designed for those seeking a home with sea views, comfort and a Mediterranean lifestyle, the complex boasts modern architecture with sleek lines and large windows, allowing you to enjoy the natural light and connection with the environment.

**38 Exclusive Homes with Open Spaces and Sea Views** The development consists of a four-storey building with 38 homes designed to suit different needs: Ground floors with private gardens, perfect for enjoying the peace and quiet and the open air. Penthouses with solarium and private swimming pool, offering maximum luxury and privacy. Large terraces with panoramic views of the Mediterranean in most of the homes.

**Communal Areas with Swimming Pool and Mediterranean Gardens** The communal areas have been designed to create a relaxing and natural environment, with large gardens decorated with native plants and flowers that provide an atmosphere of calm and serenity. In addition, residents will be able to enjoy: Communal swimming pool, ideal for cooling off and relaxing. Garden areas and open spaces, perfect for rest and conviviality.

**High-end qualities and finishes** Each home has been designed with top quality materials and efficient technology: PVC or lacquered aluminium windows with thermal break and double glazing. Armoured front door for greater security. Aerothermal system for hot water production, ensuring energy efficiency. Kitchens equipped with top-of-the-range appliances: hob, oven, fridge, microwave, dishwasher and extractor hood. Low consumption inverter air conditioning with heat pump and ducted distribution. Underground garage with pre-installation for charging electric vehicles and private storage room.

**Strategic Location with Unbeatable Connections** This residential enjoys an exceptional location in Manilva, with quick access to the main points of interest in the area: La Duquesa Beach - 500 m. La Duquesa Port - 2 km. Golf Courses - Several courses within a 5 km radius. Estepona Shopping Centre - 15 km. Gibraltar Airport - 35 km. Malaga Airport - 95 km.

**Live the Mediterranean Lifestyle on the Costa del Sol** This exclusive residential development in Manilva offers the perfect balance between luxury, comfort and nature, making it an ideal opportunity for year-round living, second home or investment property. Contact us today and discover your new home by the sea.



## Features:

Features	Energy Rating	CO2 Emission Rating
Garden	B	B
Terrace: 57 Msq.		
Double Bedrooms: 3		
Near Commercial Center		
Views: Sea		
Location: Coastal, Urbanisation		
Communal Pool		
Parking - Space		
Air Conditioning: Yes		
Gated		
Number of Parking Spaces: 1		
Near Schools		
Useable Build Space: 88 Msq.		
Elevator/Lift		
Beach: 500 Meters		
Storage / Trastero		