



## MESTSKÝ DŮM 4 LOŽNICE

📍 Manilva

**REF# R4776625 – 415.000€**

IBI

970 €/YEAR

Community

2640 €/YEAR



4

Ložnice



2.5

Koupelny



140 m<sup>2</sup>

Built



15 m<sup>2</sup>

Plot



30 m<sup>2</sup>

Terrace

\*\*\* Exclusive Townhouse with Panoramic Sea Views in Bahia de las Rocas, Manilva \*\*\* 4 Bedrooms, 2 Bathrooms and A Guest Toilet \*\*\* Spacious Private Terrace with Its Own Lawn Garden \*\*\* Spectacular Panoramic Views to the Sea, Gibraltar and North Africa \*\*\* South Orientation \*\*\* Fully-fitted Balay Kitchen

\*\*\* Private Underground Parking with A Storage Unit \*\*\* High-Quality Finishes \*\*\* Urbanisation with Swimming Pool, Solarium and Lush Gardens \*\*\* Ideal Location Between Manilva and Sotogrande \*\*\* Easy Access to the Crystal Clear Beach \*\*\* 25-Min Drive to Marbella and Gibraltar Airport \*\*\* ASK FOR VIDEO!!!  
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This exclusive and elegant townhouse is located in Bahia de las Rocas, Manilva. The brand-new urbanisation, finished in 2020, boasts amazing panoramic views to the Mediterranean Sea, iconic rock of Gibraltar and the spectacular landscapes of North Africa. With its south orientation, this residence is bathed in the warm embrace of the Spanish sun throughout the day.

The entrance level consists of a bright hall with a fitted wardrobe that leads both to the guest toilet and the open living area, which features the sofas and TV space with views to the sea and the dining table for at least six guests. The kitchen comes fully fitted with Balay appliances and is separated by a crystal wall, it has its own utility room with a window for more ventilation.

The highlight of this property is the seamless connection between the outdoor and the indoor spaces, thanks to the double glazing high to floor windows, that give the owner and their guests a feeling of permanent connection with the nature and fresh air. There's enough space to enjoy the sun and the perfect south orientation at the private terrace, which has a chill-out and the bbq with dining table. Also, the lawn garden is perfect for sunbathing while staring at the unbeatable sea and mountain views.

At the first level, one will find the master suite with its own bathroom, desk, walk in wardrobe and terrace facing the spectacular views. There are two guest double bedrooms in this level with fitted wardrobes that share a bathroom with walk-in shower.

The third level consists of a super spacious bedroom that can be used also as a games room, bar, office for those tele working. This space is connected to a sunny solarium that is perfect to take advantage of the nice weather or watching the stars.

As for the finishes and specifications, they're high quality and include: solar panels, security door, double glazing aluminium windows, fitted wardrobes, central A/C and heating, athermal, LED lighting, etc. Convenience meets security with private underground parking space and an accompanying storage unit.

This gated complex is safe and boasts a peaceful lifestyle. The owners and their guests will immerse in resort-like with the following amenities: refreshing swimming pool, sun-soaked solarium, meticulously landscaped gardens and a lift to the upper level.

Nestled between the charming towns of Manilva and Sotogrande, this property is a perfect equilibrium of tranquility and accessibility. Crystal clear beaches, renowned golf courses like La Reserva, Almenara and Valderrama and Sea Maria Polo Club are within easy reach, offering moments of relaxation and recreation. Also, Marbella and Gibraltar airport are within a 25-minute drive.

Ask for the video tour to embark on a virtual journey through this potential dream home.

Contact us today to schedule a viewing or to ask for more information.







