



M?STSKÝ D?M 4 LOŽNICE

📍 Manilva

REF# R4855495 – 299.000€

IBI

550 €/YEAR

Community

1656 €/YEAR



4

Ložnice



3

Koupelny



139 m²

Built



36 m²

Plot



18 m²

Terrace

? Panoramic Sea & Mountain Views
? 3 Bedrooms + Multi-Use Room
? Heated Pool

- ? Patio & 3 Balconies
- ? Small Gated Community
- ? Ensuite Bathroom
- ? Walk to Village, Shops, Restaurants & Bars
- ? 5 Minutes drive/bus to the beach

This stunning 4 bedroom, 2.5 bathroom semi-detached house ticks a lot of boxes both for those looking for a family holiday home or a full time home on the Costa del Sol.

The end-of-terrace property is set in a gated community of just 15 homes at the entrance to the village of Manilva. Set amongst the vineyards, the community has a pool and gardens which can only be accessed by owners. The pool is heated in Spring and Autumn so it can be comfortably used for 9 months of the year.

From the community, it is under a 10-minute walk into the centre of the village where there are a wide range of services and amenities including supermarkets, banks, a pharmacy, doctors surgery, sports centre and school. There is also a wide range of cafes, restaurants and bars throughout the village; the closest is just 5-minute walk away.

There is also a bus stop in the village which takes you down to the coast. The popular town of San Luis de Sabinillas is just a few minutes down the hill and can even be walked to in 30 minutes.

San Luis de Sabinillas has a wide blue flag beach with several chiringuitos, lifeguards, bathrooms and play areas. The towns promenade runs for several kilometres and is dotted with a wide variety of cafes, restaurants and bars. From the village you can walk into the lively leisure marina, Puerto de La Duquesa, and Castillo de La Duquesa (famous for its castle and restaurants).

San Luis de Sabinillas boasts a wide range of amenities including several small supermarkets, 3 larger supermarkets, pharmacies, doctors and dentists, municipal sports centre, a bus station, weekly market, a wide range of shops and services and numerous cafes, restaurants and bars. These are all within a 5-minute drive of the property should you need something you cannot find in the village.

The larger towns of Estepona and Sotogrande can be driven to in under 15 minutes.... as can several golf courses and the mountains. Further afield, Gibraltar (nearest airport) can be reached in under 30 minutes, Malaga (and another international airport) in around 1 hour, and the lovely cities of Cadiz, Jerez, and Seville in around 2 hours. All this makes the area perfect for enjoying what the region has to offer – from beach life along the coast, to city breaks, golfing on one of the well-known courses in the area or lovely trips inland.

The house itself is split over 3 levels:

Ground Floor

On the ground floor you have access to the house and a private covered parking space. As you enter the house, there is a fully fitted kitchen to your right, a storage closet, a guest WC, and the main living area to your right.

The kitchen has a full range of appliances and the cupboards and work-surfaces are in good condition.

The main living area is large enough for both a dining table with 6 chairs and a lounge area. The L-shaped layout means this can be configured in several ways. The lounge leads out on to a large patio with stunning panoramic views over the vineyards to the sea and mountains.

The patio, one of the largest in the community, is also large enough for a second dining table and seating areas. From the patio this is also direct private access to the communal pool... The only house in the community to have this.

First Floor

On the first floor there are 3 double bedrooms with fitted wardrobes. The master bedroom is at the back of the house and has an en-suite bathroom with a walk-in shower and its own private balcony overlooking the community.

The second bedroom also has a double bed and French windows with views of the vineyards and sea. The third bedroom is set up for twin beds and also has views to the sea. The second and third bedroom share a second bathroom.

Second Floor

On the top floor is another good-sized room which could be used for several purposes.

The current owner uses this as a fourth bedroom. Other owners in the community use this room as an office and some others as a gym. One neighbour is converting this space into a second kitchen as this floor boasts two rooftop terraces; one facing the sea and the other the mountains. By having a bar and fridge on this level, it would make a great entertaining space.

The home has traditional terracotta floors throughout, hot/cold A/C units in each room, a working fireplace, and double glazing. Together they provide a comfortable living environment year-round. The white walls combined with the terracotta floors and wood features create a traditional yet modern feeling interior.

The property can be sold furnished if required (except personal belongings). It is the perfect holiday package for all the family without breaking the bank.

Semi-Detached House, Manilva, Costa del Sol.

4 Bedrooms, 3 Bathrooms, Built 139 m², Terrace 18 m², Garden/Plot 36 m².

Setting : Village, Close To Shops, Close To Town, Close To Schools, Urbanisation.

Orientation : South East, South.

Condition : Good.

Pool : Communal, Heated.

Climate Control : Air Conditioning, Fireplace.

Views : Sea, Mountain, Country, Panoramic, Pool.

Features : Fitted Wardrobes, Near Transport, Private Terrace, Solarium, WiFi, Ensuite Bathroom, Barbeque, Double Glazing, Fiber Optic.

Furniture : Optional.

Kitchen : Fully Fitted.

Garden : Communal, Private, Easy Maintenance.

Security : Gated Complex, Entry Phone.

Parking : Covered, Private.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Bargain, Cheap, Holiday Homes, Resale.





