



## GROUND FLOOR APARTMENT WITH 2 BEDROOMS

📍 Manilva

**REF# R4745101 – 225.000€**

IBI

600 €/YEAR

Community

1440 €/YEAR



2

Beds



2

Baths



95 m<sup>2</sup>

Built



25 m<sup>2</sup>

Terrace

This beautiful apartment is ideally located near the beach in a gated community featuring underground parking, lush gardens, and a large communal swimming pool. East facing, the apartment is situated in a

private position with direct access to the communal gardens and swimming pool.

Upon entrance, you are greeted with a spacious hallway leading to a large open-plan living and dining room. Large windows bring in abundant natural light and offer picturesque views of the nearby pool and gardens. From the living room, you can access a large covered terrace with ample space for entertainment. Flowing beautifully out onto the communal gardens and swimming pool, this is an ideal space for those who wish to enjoy the beautiful outdoors.

The apartment includes an independent, fully fitted kitchen and a separate laundry room for added convenience. There are two double bedrooms, both equipped with fully fitted wardrobes. The master bedroom offers access to the terrace and features an ensuite bathroom with a bath. Additionally, there is a second independent bathroom. The apartment is equipped with centralized hot and cold air conditioning to ensure comfort throughout the year.

The community offers easy access to the nearby beach, where you can enjoy a variety of beach bars. Transport links are convenient, with bus stops just 500 meters away, providing routes both east towards Malaga, which is an hour away, and west towards Gibraltar, just 25 minutes away. Duquesa Marina is also within walking distance, just a 30-minute beach walk from the property.

This apartment combines generous indoor and outdoor space, high-quality finishes, and a beautifully maintained community.

Viewings can be easily arranged to experience this fantastic property firsthand.





