



MIDDLE FLOOR APARTMENT WITH 2 BEDROOMS

📍 Manilva

REF# R5358472 – 599.000€

IBI

530 €/YEAR

Community

2268 €/YEAR



2
Beds



2
Baths



143 m²
Built



43 m²
Terrace

! REDUCED PRICE ! PROTECTED PANORAMIC SEA VIEWS UNIT | TOURIST LISENCE ?OWN THE EDGE. LIVE THE VIEW. INVEST SMART. MOVE FROM THE CROWDED MARBELLA TO THE PEACE ? PRICE DROPPED DOWN! Enjoy your summer holiday and / or immediate passive income from this summer already. Manilva, Costa del Sol | The New Gold Triangle | GIGA luxury projects are on the way to be ready in the area to increase ROI Premium, new property with active Tourist license & income ready for VILLA ONE Luxury Homes **T** | +34 687 83 44 03 **E** | info@villaone.es **W** | villaone.es **D** | Avda. Ricardo Soriano, 72, Edif. Golden B, 1ª Planta, (29601) Marbella, Málaga, España.

sale. One of the best-positioned unit of this residence with panoramic sea views and privacy If you're looking for a high premium, new apartment (2023) with guaranteed unbeatable panoramic sea views, strong rental potential (from 38.000€/yearly renting income) , and future-proof value in a fast-growing location , this is your ideal place. Strategically positioned between Estepona & Sotogrande, where ROI is accelerating and demand is outpacing supply. Giga luxury projects are on the way to increase massively the ROI in 2-4 years. ? 300m walk to the beach ? Mountain paths, dog park, parques, lifestyle amenities ? Seamless access to the A7 ? Peaceful, green area THE APARTMENT | New built to perform. This isn't just a home. It's a lifestyle asset. ? 2 Bedrooms | 2 Bathrooms | Living room with American kitchen and dining room area | All rooms have panoramic sea views with direct access to the terrace ? 99 m²+ of refined interior space ? Oversized 40 m²+ terrace with protected panoramic sea views ? Smart windows & shutters & mosquito nets ? App-controlled A/C system ? Whole-home water purification system ? Fitted wardrobes & and kitchen with home appliances ? Private garage & storage room ? Additional home water cleaning system ? Low community fees & IBI ? Premium interior design which can be an option for further negotiation (20.000eur) THE COMMUNITY | Wellness Resort-Level Living. Designed for long-term value, comfort, and sustainability. ? Solar panels & community water softener system ? 3 swimming pools (2 adults & 1 kid pool) ? Indoor & outdoor gym ? Sauna & steam room ? Playground & picnic area ? Chill-out ?zones ?& ? entertainment ?room ? ?Lush botanical ?gardens ? Security camera system ? ?Defibrillator in place ? Healthy reserve community funds For ?full details ?and ?private appointment ?scheduling ?contact ?us. Assets ?like ?this ?don't ?wait.





