



## Townhouse for sale in Manilva, Manilva

**398,000 €**

Reference: R5147173   Bedrooms: 3   Bathrooms: 3   Build Size: 213m<sup>2</sup>   Terrace: 83m<sup>2</sup>





## Costa del Sol, Manilva

Fantastic townhouse in Bahía de las Rocas! This spacious property combines comfort, style, and breathtaking scenery, offering spectacular views of Gibraltar and the African coast from its rooftop terrace. Spread across three floors, it provides generous living space and a thoughtful layout ideal for both relaxation and entertaining. On the ground floor, you will find a bright living and dining area, a fully equipped kitchen, and a guest toilet. A large terrace extends from the living space, perfect for enjoying the Mediterranean breeze. The first floor features two generously sized bedrooms, each with its own ensuite bathroom and one with private balcony. The lower level adds versatility, currently used as a third bedroom, and also includes a separate laundry room for extra convenience. Crowning the home is an impressive 60 m<sup>2</sup> rooftop terrace, where you can soak up the sun and enjoy panoramic views throughout the day. A private parking space directly in front of the house provides maximum convenience. The property is set within a beautifully designed complex by renowned architect Melvin Villarroel, surrounded by lush tropical gardens and offering access to three communal swimming pools, one of which is open year-round. Its location is unbeatable—just minutes from the lively marinas of La Duquesa and Sotogrande, with their fantastic restaurants, bars, and amenities. Several top golf courses are also only 10–15 minutes away, making this an excellent choice for golf enthusiasts. Whether you are seeking a family home, a holiday retreat, or a sound investment, this property truly delivers on all fronts. Do not miss the opportunity—contact us today to arrange a viewing!



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South West	Air Conditioning
Private Terrace		Cold A/C
Storage Room		Hot A/C
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
Utility Room		
Basement		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Urbanisation	Good
Mountain	Close To Shops	
Panoramic	Close To Town	
Garden	Close To Schools	
Port		
<b>Pool</b>	<b>Kitchen</b>	<b>Garden</b>
Communal	Fully Fitted	Communal
<b>Security</b>	<b>Parking</b>	<b>Utilities</b>
Gated Complex	Private	Electricity
Entry Phone		Drinkable Water
Safe		
<b>Category</b>		
Holiday Homes		
Investment		
Golf		
Resale		