



## Lejlighed i stueetagen til salg i Manilva, Manilva

**287.000 €**

Reference: R5253205 Soveværelser: 2 Badeværelser: 2 Byg Størrelse: 72m<sup>2</sup> Terrasse: 30m<sup>2</sup>





## Costa del Sol, Manilva

Exclusive Ground-Floor Mezzanine Apartment with Sea Views in a Private Urbanisation – Costa del Sol Seize this unique opportunity to own a charming ground-floor mezzanine apartment (no lift) in a serene private urbanisation on the sun-drenched Costa del Sol, boasting 4 refreshing swimming pools, lush gardens, and a tranquil atmosphere – ideal for those seeking a peaceful retreat with low community fees. This south-facing gem offers stunning sea views, ensuring abundant natural light and a relaxed coastal lifestyle, just minutes from pristine beaches, golf courses like Valle Romano or Finca Cortesín, and vibrant towns such as Estepona or Marbella. With easy A-7 access to amenities including supermarkets, restaurants, and Málaga Airport, it's perfect for year-round living or as a lucrative investment, complete with a tourist licence for high rental yields in a market where similar properties see 6-11% returns. Spanning 72 m<sup>2</sup> of built space, this impeccably maintained residence features a bright, functional layout: two spacious bedrooms with fitted wardrobes, two modern bathrooms, a living-dining room opening onto a terrace and balcony for al fresco enjoyment, and a fully equipped kitchen. Premium touches include air conditioning and heating in every room, ensuring comfort year-round. Sold fully furnished and equipped as seen in photos, with a garage space included in the price, it's ready for immediate occupancy or rentals. This well-kept urbanisation, similar to exclusive developments like those in Estepona with multiple pools and gardens, fosters a secure and inviting community. Don't miss this rare find – contact us today to arrange a viewing!



## Funktioner:

Funktioner	Orientering	Klimakontrol
Dækket terrasse	Syd	Aircondition
I nærheden af transport		
Privat terrasse		
Ensuite badeværelse		
Dobbeltvindue		
Monterede garderobeskabe		
Wifi		
Fiberoptik		
Synspunkter	Indstilling	Tilstand
Hav	Urbanisering	Fremragende
Panoramisk	Tæt på butikker	
Have	Tæt på byen	
	Landsby	
Pool	Møbel	Køkken
Kommunal	Fuldt møbleret	Fuldt monteret
Børns pool		
Have	Sikkerhed	Parkering
Kommunal	Gated kompleks	Underjordisk
	Alarmsystem	Garage
		Privat
		Dækket