



## Ground Floor Apartment for sale in Manilva, Manilva

**358,000 €**Reference: R5121505   Bedrooms: 2   Bathrooms: 2   Build Size: 120m<sup>2</sup>   Terrace: 21m<sup>2</sup>



## Costa del Sol, Manilva

Elevated sea view apartment WITH TOURIST LICENSE!!! Renovated and offering panoramic views of the sea, Gibraltar, and the African coast ☼ A refined property, designed to fully enjoy life by the sea, all year round. This 121 m<sup>2</sup> apartment, including a 21 m<sup>2</sup> terrace, has been renovated with quality materials and tastefully furnished. From the entrance, you can feel the attention to every detail: harmonious layout, smooth flow, and modern comfort. The spacious living room opens onto a southwest-facing terrace, transformed into a true additional living space thanks to the "cortinas de cristal" – frameless glass curtains. These adjustable panels allow you to enjoy the terrace year-round: fully open in summer, partially or fully closed depending on the season. The terrace, slightly elevated to preserve the view even while seated, offers a breathtaking panorama of the Mediterranean, the Rock of Gibraltar, and the Moroccan coastline – all while maintaining privacy thanks to a discreet low wall. The brand-new high-end Italian kitchen combines design and functionality: stone countertop and backsplash, all lower cabinets with drawers, etc. It opens onto a fully equipped laundry room with custom-built cabinets, providing practical and stylish storage – a rare feature in properties of this kind. In the sleeping area, two comfortable bedrooms with built-in wardrobes and two bathrooms (one en suite) complete the home. The marble flooring adds to the timeless elegance throughout. The residential complex is quiet and secure. It features a large swimming pool surrounded by lawn, with sun loungers and umbrellas, as well as a paddle court. The property is sold with an underground parking space and a spacious storage room – ideal for seasonal equipment or extra storage. Just 1 km from the sea on foot, 3 km from the chic and lively Sotogrande marina, 3 km from Puerto de la Duquesa, and within immediate reach of world-renowned golf courses (Valderrama, La Reserva, etc.). Shops, restaurants, and services are only minutes away. A rare and versatile opportunity: This apartment is perfectly suited for year-round living, a luxury second home, or as a seasonal rental investment (active tourist license). Comfort, views, and elegance come together effortlessly. Tastefully furnished and move-in ready.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South West	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Paddle Tennis		
Utility Room		
Basement		
Fiber Optic		
Views	Setting	Condition
Sea	Urbanisation	Excellent
Panoramic	Close To Shops	Recently Renovated
Country	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
Garden	Security	Parking
Communal	24 Hour Security	Underground
Category		
Contemporary		