



# Detached Villa for sale in Manilva, Manilva

2,850,000 €

Reference: R4407964 Bedrooms: 5 Bathrooms: 7 Plot Size: 1,400m<sup>2</sup> Build Size: 480m<sup>2</sup> Terrace: 340m<sup>2</sup>





## Costa del Sol, Manilva

Complete by Feb 2025

Front Line - Stunning Sea Views,

Quality Build & Finishes,

Walk - In Ready on completion,

5 Beds all en-suite, extra bedrooms optional, Open plan design,

Self contained Apartment,

Infinity Pool,

Jacuzzi,

Luxury bathrooms,

Ceramic floors throughout,

Some Smart electrics, Aero-thermo /Solar system, Automatic gates, Landscaped garden,

150 - 180 sq-mts decking / terrace Italian Stone Facade,

Storage room,

Elevator,

Landscaped gardens,

Optional extras

1. Games room

2. Snooker room

4. Bar - Bodega

5. Cinema room

6. Basement conversion

7. Gym & Fitness area

8. Sauna

9. Basement bathroom

11. Extra bedroom (6th)

Qualities of Villa La Paloma 55

The execution & memory project covers all the detail and quality of materials that will be used, we can show clients a finished villas as a reference point.

We work with the client showing flexibility on materials & finishes where possible.

Windows

Glass

Marble

Tiling walls & floors Ceramic.s

PVC , Alluminium, Brand Veka, Tecnal, corvico or similar brand Double Climiat 4.6/10-12

Cream Marfil 1st quality

Ceramics, 120 x 60 + 90 x 90

35 -49 euro p/s/m, we have a preference for Porcelenosa & Tile Market

German design, budget 26,000 – 30,000 vat included

Roble hardwood (standard size), Dafran or similar 1st quality

Roca, Groch or similar

Roca, Laufen or similar quality Nissen Olas or similar

Daikin, Mitsubisi, Carrier, or similar Saunler – Duval

Ezarri or similar quality



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Hunter or similar quality Nissen or similar  
Hempel of Reveton  
Kitchen  
Internal door/joinery Taps & fittings Bathrooms  
Light switches/sockets -  
Air condition  
Solar - Aero Thermic Pool Infinity Irrigation system Electrical  
Exterior paint

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## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Gym  
Sauna  
Games Room  
Guest Apartment  
Utility Room  
Wood Flooring  
Jacuzzi  
Barbeque  
Domotics  
Staff Accommodation  
Basement  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Garden  
Pool  
Beach  
Port  
Urban

### Pool

Heated  
Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity

### Orientation

West  
South East  
South West

### Setting

Beachside  
Urbanisation  
Close To Town  
Close To Schools  
Town

### Furniture

Not Furnished  
Optional

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent  
New Construction

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Street  
More Than One



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Telephone  
Solar water heating

Investment  
Beachfront  
Golf  
Luxury  
Off Plan  
Contemporary