

€ 471,500

Ref: 03074

## Apartment for sale in Manilva

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3 Bedrooms | 2 Bathrooms | 131 m<sup>2</sup> Interior | 58 m<sup>2</sup> Terraces | Garage Yes | Pool Yes |



### Property Description

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Experience the serenity of coastal life with the possibilities of the luxurious Costa del Sol. Just a few minutes away you will find the charming seaside air of Sabinillas that invites you to relax and explore its picturesque streets, while just 15 minutes away you will enjoy the garden of Andalusia, Estepona, the most fashionable and vibrant city on the coast. Imagine waking up with the imposing Castillo de la Duquesa in front of you and the sea as a backdrop, where every sunrise and sunset are a spectacle. An enclave where every day is an opportunity to enjoy a perfect climate and incomparable views.

The AP-7 motorway serves as a quick connecting thread of the entire coast making the entire Malaga coastline a quick and safe ride. In addition, the connectivity is unbeatable. Gibraltar airport is just 25 minutes away, facilitating your international travel, while Malaga airport is an hour away, giving you quick and comfortable access to destinations around the world.

Located just 15 minutes from Sotogrande and Estepona, this privileged location puts you in the heart of the best golf courses in the region. From the challenging greens of Sotogrande, to the prestigious La Hacienda golf club in Alcaidesa, to the charming courses of Estepona or the exclusivity of the

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Marbella and Benahavís courses. Each hole offers a unique experience for players of all levels. Golf enthusiasts will find their paradise here, with the convenience of proximity to the most renowned clubs on the Spanish scene.

For lovers of water sports, we find access to an exciting maritime life. The impressive marinas of Sotogrande, La Duquesa, Estepona, Puerto Banús and Marbella await with a wide variety of water activities. From quiet sailing trips to exciting jet-skiing days, each port is a gateway to great days of fun in the Mediterranean. The epicentre of exclusivity and luxury awaits you 30 minutes away.

Marbella and Puerto Banús offer an intense nightlife, high-end shops and world-renowned restaurants. In this residential area the possibilities are unlimited, allowing you to create an environment made to measure. From tranquillity and rest, to the most exciting Mediterranean life

This residential area is made up of a building with 4 floors, where large windows and open spaces stand out for the complete enjoyment of the climate and the much-admired outdoor life on the coast. 38 homes make up the community, which ranges from ground floors with gardens for private use to penthouses that include a solarium and individual pool. All owners can enjoy a privileged view of the sea from their residences.

Beauty is also on the outside. The common outdoor areas are widely decorated with native plants and flowers that provide the community with great beauty and naturalness. These open spaces give the whole a feeling of serenity and calm, crowned by a refreshing communal pool

The interior design has been designed to enjoy complete comfort. An integrated, open-plan kitchen fused with the living room, allowing extraordinary views of the outside from any part of the room through the large windows. The customization that the project allows gives you the privilege of giving a unique touch to your home, being able to change the colors of the flooring in the hall, living room and bedrooms, bathroom cladding, kitchen furniture or the possibility of changing the shower tray for a bathtub and all this at no cost

All properties have an underground parking space with pre-installation for electrical charging and access from the outside with an automated door. In addition, a storage room separate from the homes. Always live at the ideal temperature inside your home. The properties have double-glazed windows with an air chamber and low thermal transmittance which, in turn, incorporate a micro-ventilation system that helps to achieve greater thermal control. Air conditioning is guaranteed by the installation of a low-consumption inverter air conditioner and heat pump. Electricity consumption will be reduced by the installation of photovoltaic panels that will ensure an efficient energy rating. Always taking into account functionality and offering a low-consumption proposal so that you can make your life a pleasant experience.

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