





# Detached Villa in Manilva

Price € 650,000

Bedrooms	3
Bathrooms	2
Build Size	234 m <sup>2</sup>
Plot Size	734 m <sup>2</sup>

## SETTING

- ✓ Beachside

## ORIENTATION

- ✓ East
- ✓ South

## CONDITION

- ✓ Excellent
- ✓ New Construction

## POOL

- ✓ Private

## VIEWS

- ✓ Sea
- ✓ Beach
- ✓ Country
- ✓ Panoramic
- ✓ Pool
- ✓ Courtyard
- ✓ Forest

## FEATURES

- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Satellite TV
- ✓ Storage Room
- ✓ Utility Room
- ✓ Barbeque
- ✓ Double Glazing

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private

## SECURITY

- ✓ Gated Complex

## PARKING

- ✓ Garage
- ✓ Covered
- ✓ More Than One
- ✓ Private

## CATEGORY

- ✓ Luxury

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## DESIGNER VILLA WITH PANORAMIC VIEWS OF THE SEA, GIBRALTAR AND AFRICA

Bahía de las Rocas | Costa del Sol

Located in one of the most privileged and up-and-coming areas of the Costa del Sol, this exclusive detached designer villa offers a truly unique living experience, where contemporary architecture blends seamlessly with an exceptional natural setting, featuring open views of the Mediterranean Sea, the Rock of Gibraltar and the African coastline.

### A PROPERTY THAT STANDS OUT

Set on a 500 sqm plot, this property, built in 2020, stands out for its distinctive character and well-thought-out layout, offering approximately 230 sqm of built area, designed to maximise comfort, privacy and visual connection with the surroundings.

### VIEWS THAT GO BEYOND THE ORDINARY

Its east-facing orientation allows you to enjoy spectacular sunrises every day. The villa benefits from breathtaking panoramic views of the sea, Gibraltar and the African continent, a rare privilege reserved for very few locations on the Costa del Sol.

### INTERIORS DESIGNED FOR COMFORT AND STYLE

The main living area, approximately 134 sqm, has been designed to achieve the perfect balance between elegance, space and natural light:

Welcoming entrance hall

Spacious living and dining area with large windows and open sea views

Modern fully fitted kitchen with central island

3 generously sized bedrooms, two of them with direct sea views

Master bedroom with walk-in wardrobe

2 full bathrooms with contemporary finishes

Separate laundry area

Interior terrace with direct access to outdoor spaces

### OUTDOOR LIVING AT ITS FINEST

The exterior has been designed to fully enjoy the climate and the views:

Infinity pool overlooking the Mediterranean

Private garden

Barbecue area, ideal for entertaining

Spacious terraces for year-round enjoyment

### ADDITIONAL SPACE: MULTI-PURPOSE GARAGE

The lower level offers approximately 100 sqm of versatile space:

Capacity for 4 to 5 vehicles

Potential to create a private gym, guest apartment or additional storage areas

## PRIME LOCATION

Situated in a quiet urbanization and well-established residential area, with mains water and electricity, and just a short distance from the beach, this property combines privacy, stunning views and excellent connectivity to key locations along the Costa del Sol.

## AN EXCLUSIVE INVESTMENT OPPORTUNITY

Year of construction: 2020

Property tax (IBI): €750/year

Ideal as a primary residence, second home or high-end investment

A truly unique property where the horizon becomes part of your home.

Sea, Gibraltar and Africa... a view that redefines luxury living

[View Property Online](#)

# GALLERY





