



# Townhouse in Manilva

Price € 795,000

Bedrooms	3
Bathrooms	2.5
Build Size	198 m <sup>2</sup>
Terrace	102 m <sup>2</sup>
Plot Size	300 m <sup>2</sup>

## SETTING

- ✓ Close To Shops
- ✓ Close To Town
- ✓ Close To Schools
- ✓ Urbanisation

## ORIENTATION

- ✓ South
- ✓ South West
- ✓ West

## CONDITION

- ✓ Excellent
- ✓ New Construction

## POOL

- ✓ Communal

## CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Hot A/C
- ✓ Cold A/C

## VIEWS

- ✓ Sea
- ✓ Mountain
- ✓ Port
- ✓ Country
- ✓ Panoramic

## FEATURES

- ✓ Covered Terrace
- ✓ Fitted Wardrobes
- ✓ Private Terrace
- ✓ Solarium
- ✓ Storage Room
- ✓ Utility Room
- ✓ Ensuite Bathroom
- ✓ Marble Flooring
- ✓ Jacuzzi
- ✓ Double Glazing
- ✓ Basement

## FURNITURE

- ✓ Optional

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Communal

## SECURITY

- ✓ Gated Complex
- ✓ Entry Phone
- ✓ Alarm System

## PARKING

✓ Underground

✓ Private

## CATEGORY

✓ Luxury

✓ Resale

✓ Contemporary

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Contemporary and luxurious four level family home offering stunning panoramic views only 10 minutes to Sotogrande.

This exceptional residence offers three double bedrooms, a spacious south-facing terrace, and an expansive rooftop solarium with panoramic views of the sea, mountains, Gibraltar, and Morocco.

Designed for modern living, the home spans four levels. The ground floor features an open-plan kitchen, dining, and living area with seamless access to a large terrace — both covered and uncovered — perfect for al fresco dining, relaxation, and year-round sunbathing. Upstairs, the master suite includes a luxurious ensuite bathroom and private terrace, while two further guest bedrooms share a contemporary bathroom with a walk-in shower. The highlight of the property is its extensive rooftop solarium, upgraded with ceramic tiling and complete with a 4-person jacuzzi and glass balustrades, creating an unrivalled setting for sunset views and entertaining.

The lower level boasts a luxurious lounge featuring designer shelving, custom lighting, and statement décor. Chic and intimate, it's the perfect space for relaxation or entertaining.

The home also benefits from a private underground garage with two parking spaces, an electric vehicle charging point, and a separate utility room.

### □ Premium Upgrades, Interior Design

The current owner has invested significantly in high-quality upgrades, curated by a renowned Marbella interior designer. Enhancements include:

Designer curtains, blinds, and lighting fittings

Extended kitchen with Siemens appliances, LED lighting & breakfast bar

Optimyst feature TV wall with realistic flame fire

Osmosis water filtration system

Fitted vanity drawers, glass shower screens & heated towel rails in bathrooms

Bespoke wardrobe drawers throughout

Ceramic-tiled solarium (replacing artificial grass)

Remodeled basement with luxurious lounge and separate utility room

Home security alarm system

Furniture available at negotiation.

Completed in 2022, Golden View is an exclusive boutique development in the natural surroundings of Bahía de las Rocas. Residents enjoy secure, landscaped grounds with swimming pools, a paddle tennis court, and a children's play area.

The property is ideally located just 10 minutes from Sotogrande Marina and the prestigious La Reserva Club, offering world-class golf, equestrian facilities, fine dining, and a private lagoon with a sandy beach. Surrounded by some of

Europe's best golf courses and unspoiled green areas, this home is a sanctuary of tranquillity with easy access to both Marbella and Gibraltar.

This is a rare opportunity to acquire a luxury turnkey home that combines contemporary design, bespoke upgrades, and one of the most privileged locations on the Costa del Sol.

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# GALLERY







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