



# Detached Villa in Manilva

Price € 562,750

Bedrooms	3
Bathrooms	2.5
Build Size	172 m <sup>2</sup>
Terrace	94 m <sup>2</sup>
Plot Size	384 m <sup>2</sup>

## SETTING

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

## ORIENTATION

- ✓ South
- ✓ South West

## CONDITION

- ✓ Excellent

## POOL

- ✓ Communal
- ✓ Private
- ✓ Room For Pool

## CLIMATE CONTROL

- ✓ Hot A/C
- ✓ U/F Heating
- ✓ Cold A/C
- ✓ U/F/H Bathrooms
- ✓ Central Heating

## VIEWS

- ✓ Sea
- ✓ Port
- ✓ Garden
- ✓ Mountain
- ✓ Country
- ✓ Urban
- ✓ Beach
- ✓ Panoramic
- ✓ Forest

## FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ WiFi
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Basement
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Paddle Tennis
- ✓ Ensuite Bathroom
- ✓ Double Glazing
- ✓ Fiber Optic
- ✓ Near Transport
- ✓ Satellite TV
- ✓ Tennis Court
- ✓ Wood Flooring
- ✓ Domotics

## FURNITURE

- ✓ Fully Furnished

## KITCHEN

- ✓ Fully Fitted

## GARDEN

- ✓ Private
- ✓ Landscaped

## SECURITY

- ✓ Gated Complex
- ✓ Alarm System
- ✓ Electric Blinds
- ✓ Safe
- ✓ Entry Phone

## PARKING

- ✓ Underground
- ✓ EV charge point
- ✓ Garage
- ✓ Private

## UTILITIES

- ✓ Electricity
- ✓ Gas
- ✓ Drinkable Water
- ✓ Telephone

## CATEGORY

- ✓ Golf
- ✓ Luxury
- ✓ Contemporary

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ea View Home in Bahía de las Rocas

175 m<sup>2</sup> | 3 Bedrooms | Terrace, Garden & Solarium | Brand New

A brand-new, move-in ready home located in Bahía de las Rocas, less than 5 minutes by car from Sotogrande Marina and Puerto de la Duquesa. A peaceful and secure setting with easy access to golf courses, beaches, Santa María Polo Club and all amenities.

The property combines Mediterranean exterior architecture with high-quality modern interiors, delivered fully furnished by a local design firm.

Layout:

Ground floor: entrance hall, open-plan living and dining room with natural light throughout the day, fully equipped kitchen (option to add a breakfast bar), guest WC with natural ventilation, and a covered terrace opening onto a private lawned garden with sea views — with the option to add a private pool.

First floor: master suite with private terrace and panoramic views of the sea, Gibraltar and the African coast; two double guest bedrooms with sea views; full family bathroom.

Private solarium of 50+ m<sup>2</sup>: perfect for a jacuzzi, barbecue, chill-out area or outdoor cinema, all with sweeping views over the Strait of Gibraltar and the Bay of Estepona.

Included:

2 underground parking spaces with direct private access to the property

Laundry room

Fully equipped and furnished as shown in photographs

Gated community with 24-hour security: adult and children's pools, padel court, children's play area, outdoor lift and mature landscaped gardens.

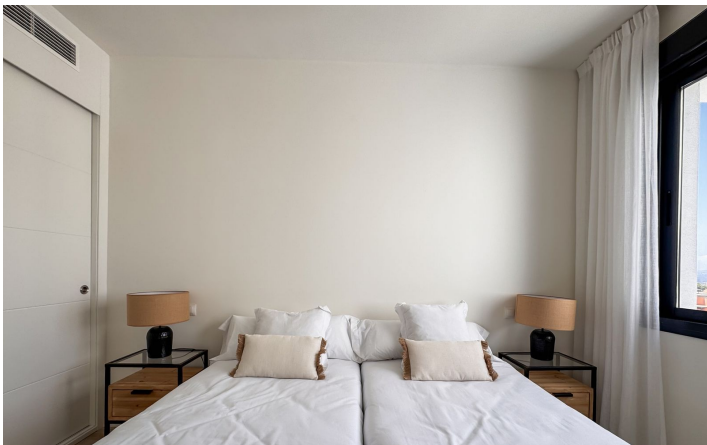
Community fees: €275/month | IBI: €850/year

For further information or to arrange a viewing, please get in touch.

[View Property Online](#)

# GALLERY







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