

Reference: 450114



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# Semi-Detached House in Manilva

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Set in a well-established residential area of Manilva, this newly renovated semi-detached home combines generous proportions, natural brightness and an outdoor setting that is hard to match: south-facing orientation, a large private garden, a private pool and an active tourist licence, ready to enjoy or generate income from day one. The property is arranged over two levels with a highly comfortable layout: three generously sized bedrooms, each with its own en-suite bathroom. The master suite adds an extra layer of comfort with a private balcony and a walk-in closet, plus a guest cloakroom that is ideal when entertaining. The living area feels especially welcoming thanks to its proportions and warmth, featuring a spacious lounge with a fireplace and a separate dining area, also with a fireplace, creating a cosy atmosphere with direct access to the garden, perfect for seamless indoor-outdoor living. The independent kitchen completes the home with a practical, functional approach, ideal as a full-time residence or a holiday retreat. Outside, you will find one of the property's key highlights: a covered front porch with a relaxation area, a covered rear porch designed for al fresco dining, a private garden, a private pool and private parking, all oriented towards true privacy and everyday enjoyment. The location is equally compelling: around 20 minutes on foot from Playa del Castillo, very close to Los Hidalgos shopping centre with supermarkets, restaurants and a gym, just a short drive from La Duquesa Golf Club and La Duquesa Marina, with easy access to Sotogrande and Estepona, plus excellent connections to Gibraltar Airport and Málaga Airport. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. ALA

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