



Detached Villa for sale in Manilva, Manilva

562,750 €

Reference: R5210434 Bedrooms: 3 Bathrooms: 3 Plot Size: 118m² Build Size: 172m² Terrace: 94m²





Costa del Sol, Manilva

ea View Home in Bahía de las Rocas

175 m² | 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+ m²: 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.



Features:

Features

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

Views

Sea Views
Mountain
Panoramic
Country
Garden
Beach
Port
Urban
Forest

Pool

Communal
Room for Pool
Private Pool

Garden

Private Garden
Landscaped

Utilities

Electricity
Drinkable Water
Telephone
Gas

CO2 Emission Rating

Orientation

South
South West

Setting

Urbanisation
Close To Shops
Close To Town
Close To Schools
Close To Forest

Furniture

Fully Furnished

Security

Gated Complex
Alarm System
Electric Blinds
Entry Phone
Safe

Category

Golf
Luxury
Contemporary

Climate Control

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

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private

Energy Rating

B



B