



## Penthouse Duplex for sale in Manilva, Manilva

**365.000 €**Referencia: R5173483 Dormitorios: 3 Baños: 3 Construido: 128m<sup>2</sup> Terraza: 31m<sup>2</sup>



## Costa del Sol, Manilva

Exclusive 3-Bedroom Duplex Penthouse in Aldea Hills, Manilva – Walking Distance to Aldea Beach Looking for sun, sea, and space? This stunning duplex penthouse in Aldea Hills (Manilva) is just a 2-minute walk from Aldea Beach. Simply cross the roundabout and you'll find yourself with your feet in the sand. The property is part of a well-maintained gated community offering lush tropical gardens, two swimming pools (one for children), two tennis/padel courts, and a large, fully equipped playground where kids can play safely all day long. Within the complex, you'll also find a small supermarket, a restaurant, and even a veterinary clinic – ideal for families with pets or for those who enjoy the convenience of having everything close by. Inside, the home offers 128 m<sup>2</sup> of built area, a cozy covered terrace of 11 m<sup>2</sup>, and a spacious 21 m<sup>2</sup> solarium with breathtaking views of the Mediterranean Sea and the Rock of Gibraltar. The layout is practical and welcoming: On the lower floor of the duplex, there are two bedrooms with built-in wardrobes, a recently renovated bathroom, and a guest toilet with a washing machine. The semi-open kitchen connects beautifully to the living area, creating a bright and inviting space. The kitchen is brand new and fully equipped with an induction hob, oven, dishwasher, large fridge, and freezer. The living room is comfortably furnished with a dining table, sofas, and television, and opens directly onto the covered terrace, furnished with outdoor furniture for dining, relaxing, and enjoying the sun. On the upper floor, you'll find the third bedroom with en-suite bathroom and direct access to the furnished solarium, where you can enjoy the sun and the panoramic views all day long. The property is sold fully furnished and includes a private underground parking space. Another great advantage: the community fee is just €125 per month – exceptionally low for a three-bedroom apartment. Rubbish collection is included in the community fee, keeping running costs very low. Aldea Beach is literally across the street and is famous for its charming chiringuito, delicious Mediterranean cuisine, and comfortable sunbeds. From here, the coastal promenade stretches for kilometres, all the way to Estepona and even Marbella – perfect for a morning stroll or a relaxing bike ride along the sea. Within walking distance, you'll also find the vibrant marina of La Duquesa, with its numerous restaurants, cozy bars, and live music – the perfect spot to enjoy the Mediterranean atmosphere, day or night. Why Manilva? Manilva is one of the fastest-growing areas on the Costa del Sol. While Estepona and Marbella are already well established, Manilva still offers affordable prices, strong investment potential, and a relaxed Mediterranean lifestyle. Prime location – between Málaga and Gibraltar, with excellent connections via highway and coastal road. Authentic charm – surrounded by vineyards, beaches, and picturesque marinas. Smart investment – rising property values thanks to new developments and growing international demand. Life by the sea – 7.8 km of coastline, countless chiringuitos, and a promenade stretching to Estepona and Marbella. In short: this duplex penthouse in Aldea Hills combines sun, sea, luxury, and comfort – and represents an excellent investment in an area with great future potential. Highly recommended!



## Características:

|                        |                         |                                  |
|------------------------|-------------------------|----------------------------------|
| <b>Características</b> | <b>Orientación</b>      | <b>Climatización</b>             |
| Terraza Cubierta       | Orientación Suroeste    | Aire Acondicionado               |
| Ascensor               |                         |                                  |
| Terraza Privada        |                         |                                  |
| Pista de Tenis         |                         |                                  |
| <b>Vistas</b>          | <b>Posición</b>         | <b>Estado</b>                    |
| Vistas al Mar          | Lado de la Playa        | Excelente estado de conservación |
| Vistas a Calle         |                         |                                  |
| <b>Piscina</b>         | <b>Muebles</b>          | <b>Cocina</b>                    |
| Piscina Comunitaria    | Completamente Amueblada | Cocina Equipada                  |
| <b>Seguridad</b>       | <b>Aparcamiento</b>     | <b>Categoría</b>                 |
| Recinto Cerrado        | Párking Subterráneo     | Frente a la playa                |
|                        |                         | Reventa                          |