



## Geschakelde Woning te koop in Manilva, Manilva

499.000 €

Referentie: R5235298 Slaapkamers: 5 Badkamers: 3 Perceelgrootte: 221m<sup>2</sup> Terras: 108m<sup>2</sup>





## Costa del Sol, Manilva

Vineyard-View 5-Bed Townhouse — Between Manilva & Sabinillas Set among the vineyards rolling down towards the coast between Manilva and San Luis de Sabinillas, this five-bedroom townhouse blends the ease of modern family living with the romance of an authentic Andalusian setting. **Property Highlights** \* Five-bedroom, three-bathroom townhouse arranged over multiple levels \* Generous gated entrance patio acting as a private courtyard \* A large semi-covered balcony with open views over vineyards, pool and coastline \* Attic-level master suite with its own bathroom and terrace - a retreat-like feel \* Basement garage and storage with direct access to communal pools and gardens \* Gated community a short walk from Manilva village square and services

**Interior Description** You arrive through a generous gated patio with high walls that create a calm, private courtyard - perfect for children at play, pets lounging in the sun, and long, convivial lunches shaded from the afternoon breeze. A new front door opens directly into the fully fitted kitchen, a practical heart of the home with a semi-open-plan feel thanks to the central staircase that gently separates it from the main living area. The lounge is bright and inviting, framed by views that steal your attention the moment you enter. Slide open the doors to a large semi-covered balcony and the landscape unfurls: vineyards and the communal pool in the foreground, mountains rising behind, and a coastline that sweeps towards Estepona. It's a true outdoor room - somewhere to start the day with coffee and end it with sunset dinners - sheltered enough for year-round use yet open to the vistas that define the property. A guest bathroom completes this level, adding convenience for everyday living and entertaining.

**Bedrooms & Layout** Upstairs, the first floor holds four double bedrooms and a family bathroom, offering flexible space for guests, home offices, hobby rooms, or growing families. Two larger bedrooms at the rear share a private balcony with equally compelling views of sea and mountains - an intimate perch for quiet mornings, nightcaps, and lingering conversations. The attic level has been transformed into a master suite with its own bathroom, terrace and dormer windows. Tucked beneath the eaves for privacy and a sense of retreat, with the elevation giving a subtle feeling of being above it all. Altogether, the layout supports both everyday living and hosting larger gatherings in comfort.

**Terraces, Views & Outdoor Living** Outdoor space is a real highlight. The gated entrance patio works as a secure play space for children and pets, as well as a sheltered courtyard for long lunches and relaxed evenings. Off the main lounge, a large semi-covered balcony acts as an outdoor room in its own right, with views over vineyards, the communal pool, mountains and the coastline sweeping towards Estepona. Below the lounge, the basement level adds a practical edge: a garage and storage room with direct access to the communal pools and gardens. It's ideal for sandy beach gear, bikes, paddleboards, and everything that comes with a life lived between vineyards and the Mediterranean.

**Community & Lifestyle** The townhouse sits in a gated community of just a handful of homes, with well-tended gardens and a communal pool at its heart. Life here moves easily between indoors and outdoors: morning swims, lazy afternoons by the pool and evenings on your own terraces overlooking the vines. The setting combines the slower rhythm of a traditional village with the facilities expected from a modern Costa del Sol development, creating a balanced lifestyle for both year-round residents and holiday owners.

**Location & Surroundings** The location gives you the best of both worlds: the slower rhythm of a pueblo blanco, where local life unfolds at the square and seasons are marked by vineyard cycles, and the energy of the coast just a short drive away for golf, shopping, and days at the beach. From your front door it is around five minutes on foot to Manilva's village square, where cafés, tapas bars, small supermarkets, banks and pharmacies cluster around whitewashed streets. A regular shuttle runs down to San Luis de Sabinillas for larger supermarkets, a wider choice of amenities and long sandy beaches. Nearby Puerto de La Duquesa adds a lively marina scene with restaurants and waterside promenades. By car, Estepona and Sotogrande are within 15 minutes, Marbella in under 30, Málaga Airport around an hour, and Gibraltar airport is even closer for those traveling from the UK. This makes travel simple for owners and guests alike. For weekend explorers, Málaga, Granada, Cádiz, Jerez, and Seville all sit within roughly two and a half hours, opening up Andalusia's culture, cuisine, and historic neighborhoods for effortless day trips.

**Why It Stands Out** \* Atmospheric setting among vineyards between Manilva and Sabinillas \* Five-bedroom layout ideal for families, guests or flexible work-from-home use \* Multiple outdoor spaces including large entrance patio and wide view terrace \* Gated community with pool, gardens and direct access from the private garage \* Easy reach of beaches, marina life, golf and





key Costa del Sol towns FAQs What will the total purchase cost be after taxes, registry and legal fees? For resale properties in Andalucía, a good rule of thumb is to allow roughly 10% on top of the eventual agreed price (7% ITP transfer tax + ~3% for notary, registry and legal fees). Once an asking price is confirmed for this townhouse, we'll provide an estimated total budget using that figure and share a personalised cost breakdown for your circumstances. At asking price, total outlay after all taxes, legal and registry fees would be under €550,000 (approx. £480,000 / \$635,000 / C\$ 895,000) What parking and storage are included? The property includes a private garage on the basement level together with useful storage space, ideal for bikes, beach items and sports equipment. We'll confirm exact measurements and access details at enquiry stage. What community facilities are there? Residents share landscaped communal gardens and a swimming pool set among the surrounding vineyards. The atmosphere is peaceful and residential, with a low-density feel compared to larger resorts. How close are shops, restaurants and the beach? Manilva village square, with its cafés, tapas bars, small supermarkets and services, is within a short walk. San Luis de Sabinillas, Puerto de La Duquesa and local beaches are just a few minutes' drive away, offering plenty of choice for dining, shopping and days by the sea. Is this home suitable as both a permanent residence and a holiday base? Yes. The combination of five bedrooms, multiple outdoor areas, a private garage and proximity to both village life and the coast makes it a strong option for full-time living, extended stays or a flexible holiday home you can enjoy year-round. Is the furniture included? Yes, the furniture can be included. This is an optional extra which can be negotiated at the time of purchase.



## Kenmerken:

### Extra's

Overdekt terras  
Nabij vervoer  
Privé Terras  
Berging  
Ensuite badkamer  
Dubbele beglazing  
Inbouwkasten  
WiFi

Bijkeuken

### Uitzicht

Zeezicht  
Mountain Bekeken  
Weids  
Pool Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit  
Drinkwater  
CO2 Emission Rating  
C

### Zonorientatie

Zuidoost Zonoriëntatie

### Ligging

Urbanisatie  
Dicht bij winkels  
Dichtbij stad  
Dichtbij scholen  
Dorp

### Meubilering

Volledig gemeubileerd  
optioneel Furniture

### Beveiliging

Omheind complex  
Deurbel met intercom

### Categorie

Bestaande bouw

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Goede conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

garage  
private Parking

### Energiebeoordeling

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