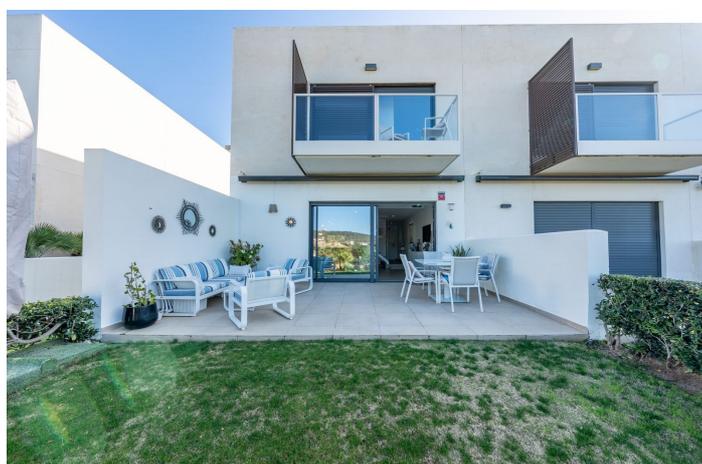




## Adosada en venta en Manilva, Manilva

465.000 €

Referencia: R5308228    Dormitorios: 3    Baños: 3    Terreno: 30m<sup>2</sup>    Construido: 146m<sup>2</sup>    Terraza: 20m<sup>2</sup>





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## Costa del Sol, Manilva

Contemporary 3-bedroom townhouse with 2 full bathrooms plus a guest toilet, located in Bahía de las Rocas, Manilva, offering an ideal structure for investors: the current owners will remain as tenants for 5 years, ensuring an approximate 5% annual return from day one.

The property, southwest-facing, enjoys natural light throughout the day as well as open views of the sea, the mountains, and Gibraltar. It features a 20 m<sup>2</sup> terrace and a 29.96 m<sup>2</sup> private garden that extend the outdoor living space, in addition to a balcony and well-defined living and dining areas. The kitchen is fully equipped and includes a separate utility/laundry room.

The property is sold fully furnished and is in impeccable condition, with air conditioning, electric shutters, a private parking space, and a storage room included. It forms part of a well-established residential development with a communal swimming pool, located just five minutes from the beach via a pedestrian pathway.

Strategically located between Estepona and Sotogrande, in an area with consistent demand and strong growth potential, this property combines asset quality with income stability.

An opportunity designed for investors seeking predictable returns, a quality asset, and a consolidated location.

In compliance with Decree 218/2005 of 11 October, approving the Consumer Information Regulations in the sale and rental of properties in Andalusia, clients are informed that notary fees, land registry fees, applicable taxes (ITP or VAT + AJD), and other costs inherent to the purchase are not included in the price.



## Características:

### Características

Terraza Cubierta  
Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Lavadero

### Vistas

Vistas al Mar  
Vistas a Montaña  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Puerto

### Piscina

Piscina Comunitaria

### Jardin

Jardín Comunitario  
Jardín Privado

### Servicios Públicos

Electricidad  
Agua Potable  
Teléfono

### CO2 Emission Rating

A

### Orientación

Oeste

### Posición

Urbanización

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
Persianas Eléctricas

### Categoría

Inversion

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo

### Calificación energética

B