



# Apartment for sale in Manilva, Manilva

540,000 €

Reference: N9746 Bedrooms: 3 Bathrooms: 2 Build Size: 104m<sup>2</sup> Terrace: 34m<sup>2</sup>





## Costa del Sol, Manilva

New Build Apartments with Sea Views in Bahía de las Rocas Manilva Costa del Sol Prime Location in Bahía de las Rocas-Manilva Discover this exclusive new residential development located in Bahía de las Rocas, one of the most privileged areas of Manilva on the Costa del Sol. Ideally positioned between Punta Paloma and the prestigious Sotogrande marina, this location offers a perfect blend of tranquility, natural beauty and coastal lifestyle. The area is known for its unspoiled beaches, traditional beach bars and panoramic views over the Mediterranean Sea, making it an ideal setting for both permanent living and holiday homes. Manilva enjoys a relaxed atmosphere while being close to vibrant destinations such as Estepona and Sotogrande, offering a wide range of leisure, dining and sporting options. Modern Apartments Designed for Mediterranean Living This development features 90 stylish apartments with 2 and 3 bedrooms and 2 bathrooms, including one ensuite. The homes are designed with a focus on comfort, functionality and natural light, with southeast and southwest orientations that maximize sun exposure throughout the day. All properties include spacious terraces, perfect for enjoying outdoor living and most of the units with sea views. Depending on the layout, buyers can choose from ground floor apartments with terraces or private gardens, middle floor units with large terraces or penthouses with private solariums offering elevated views of the coastline. High Quality Finishes and Energy Efficiency Each apartment is built with premium materials and modern specifications to ensure comfort and sustainability. Features include fully fitted kitchens with appliances, built in wardrobes, fully equipped bathrooms with furniture, mirrors and shower screens, and installed air conditioning. Additional highlights include electric shutters, reinforced entrance doors, aérothermal systems for hot water and energy rating A certification. The development also incorporates photovoltaic panels to support communal energy consumption and pre installation for electric vehicle charging in each home, reflecting a commitment to efficient and sustainable living. Exclusive Communal Areas for Relaxation and Wellbeing Residents can enjoy a private gated community with landscaped gardens and excellent shared facilities. These include swimming pools, a fully equipped fitness room and a social lounge designed for relaxation and social interaction. The peaceful environment and carefully designed spaces create a perfect setting for enjoying the Mediterranean lifestyle. Each property also includes an underground parking space and a storage room, ensuring convenience and practicality. Excellent Connectivity and Nearby Points of Interest Sotogrande marina 5 km Estepona 15 km La Duquesa port 3 km Valderrama Golf 12 km Alcaidesa Golf 10 km Gibraltar Airport 30 km Malaga Airport 95 km Your Ideal Home on the Costa del Sol Whether you are looking for a permanent residence, a holiday retreat or a smart investment, these new build apartments in Manilva offer an unbeatable combination of location, quality and lifestyle. Contact us today for more information or to arrange a viewing and secure your new home on the Costa del Sol.



## Features:

### Features

Gym  
Communal Pool  
Gated  
Useable Build Space: 95 Msq.  
Double Bedrooms: 3  
Beach: 1200 Meters  
Number of Parking Spaces: 1  
Location: Coastal, Urbanisation  
Parking - Space  
Elevator/Lift  
Under-Build / Basement  
Space  
Terrace: 34 Msq.  
Near Schools  
Near Commercial Center

### Energy Rating

A

### CO2 Emission Rating

A