



## Townhouse in Manilva

Bedrooms	<b>3</b>	Bathrooms	<b>2</b>	Built	<b>111m2</b>	Plot	<b>0m2</b>
<b>R5195386</b>	<b>Townhouse</b>	<b>Manilva</b>	<b>340.000€</b>				

Corner Townhouse with Panoramic Sea, Vineyard, and Mountain Views – Manilva, Costa del Sol This charming corner townhouse combines space, natural light, and spectacular views in a privileged location, close to the picturesque village of Manilva and just a few minutes from the beaches of La Duquesa. Designed to enjoy the Mediterranean lifestyle, it offers generous interior and exterior areas, perfect for year-round living or as a second home. With an interior area of 111 m<sup>2</sup> and a spacious 103 m<sup>2</sup> terrace, the property is distributed over two floors and features three bedrooms, two bathrooms, and a guest toilet. The living-dining room with fireplace opens directly onto the main terrace, creating a bright and welcoming space thanks to its east-south orientation. The open-plan kitchen is fully equipped with new appliances (oven, dishwasher, and air conditioning). The property benefits from hot/cold air-conditioning both upstairs and downstairs, ensuring year-round comfort. Additionally, double glazing has been installed on all windows and doors at the rear and side of the house, improving energy efficiency and reducing noise. A water softener system has been installed, providing greater comfort and protecting appliances from limescale. Outdoors, the side pergola features an electric roof, allowing the terrace to be enjoyed in any season, whether seeking shade or letting in the sun. The property also includes a private parking space, a storage room, marble floors, and is presented in excellent condition. Located in a peaceful, well-maintained complex, it offers a communal pool, landscaped gardens, and nearby sports facilities such as

paddle and tennis courts. Its location is unbeatable: Less than 5 minutes by car from La Duquesa Marina and the beaches. 10 minutes from Estepona. 20 minutes from Sotogrande and its prestigious golf courses. 1 hour from Málaga International Airport and 35 minutes from Gibraltar Airport. Enjoying panoramic views of the sea, mountains, and vineyards, this property offers a perfect blend of rural charm and coastal convenience. An ideal home for those seeking peace, quality of life, and breathtaking views on the Costa del Sol.

Double Glazing  
Fitted Wardrobes  
Storage Room

Double Glazing  
Marble Flooring  
Utility Room

Ensuite Bathroom  
Private Terrace  
WiFi