ALL IN
real estates








House in Manilva

Bedrooms	**3**	Bathrooms	**2**	Built	**181m2**	Plot	**518m2**

R5283664	**House**	**Manilva**	**1.295.000€**

Contemporary and high-quality villa in La Duquesa, Manilva! The luxurious villa consists of a spacious south facing garden with multiple terraces, outdoor kitchen, a heated pool and gated driveway. Layout: Private entrance from the street through the gate or through the gated 2-car driveway. Ground floor: Main entrance, open plan living area with modern kitchen, large pantry and (guest) toilet. The villa has amazing natural light coming into the space from three different sides of the home. The large sliding doors open up towards the private garden including terraces. The spacious, heated pool is situated in the center of the garden. The villa consists of multiple terraces on each side of the property. On one side you have an outdoor kitchen with grill and water tap, on the other side you have a covered terrace with a great seating area. The beautiful staircase with a glass wall with mountain views takes you towards the first floor. First floor: Landing with access to both bedrooms. The primary suite is situated at the front of the house with stunning sea views. This very spacious bedroom has been extended by taking the 4th bedroom and designed into an incredible walk-in closed. The primary, ensuite bathroom is fitted with a large bath tub, walk-in shower, toilet, double washbasin and great natural light. The spacious (guest)bedroom is provided with a large built-in wardrobe and modern ensuite bathroom including walk-in shower, washbasin & toilet. Both bedrooms have access to the large, wrap around balcony with amazing sea views. The villa is currently set up as a 2-bedroom, 2.5-bathroom home, but can easily be converted into a 3-

or even a 4-bedroom home with an extra bathroom on the ground floor. Plot: The villa is situated on a south facing plot of 518sqm. The current owners have equalized the plot by extending the terraces on each side of the villa for maximum outdoor, usable space. The gated 2-car driveway is located under the garden level, so the cars are safely parked, but out of sight from the garden for maximal enjoyment of the view. Location: This location that appeals to buyers looking for space, privacy, and modern living, without being isolated. Why buyers choose this area: • Easy access to the marina of La Duquesa, beaches, and golf courses • Short drive to Sotogrande, Estepona, Marbella and Gibraltar • Established residential setting with a low-density feel • Multiple supermarkets, stores & restaurants nearby Features and details: - High quality finishes - Fantastic sea views from the bedrooms and balcony on the 1st floor - Heated outdoor pool - 18 solar panels (very low monthly costs!) - Outdoor kitchen - 2-car private and gated driveway including EV-charging point - Corner plot with a lot of privacy - 2-bedrooms, easy conversion to a 3- or 4-bedroom possible - 2.5-bathrooms, easy ?conversion ?for ?3-bathrooms ?possible ? - No valid ?LPO ?present. The active community is ?working to ?resolve this ?and ?the expectation is that ?it ?will ?be ?received ?this ?year ?(2026).

Barbeque	Barbeque	Covered Terrace
Double Glazing	Ensuite Bathroom	Fitted Wardrobes
Private Terrace	Storage Room	WiFi