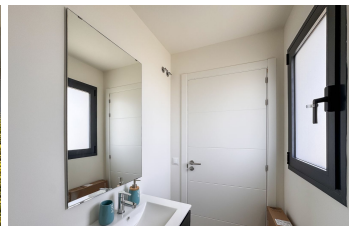


# ALL IN

real estates



## House in Manilva

Bedrooms **3**

Bathrooms **2**

Built **172m2**

Plot **118m2**

**R5210434**

**House**

**Manilva**

**562.750€**

ea View Home in Bahía de las Rocas 175 m² | 3 Bedrooms | Terrace, Garden & Solarium | Brand New A brand-new, move-in ready home located in Bahía de las Rocas, less than 5 minutes by car from Sotogrande Marina and Puerto de la Duquesa. A peaceful and secure setting with easy access to golf courses, beaches, Santa María Polo Club and all amenities. The property combines Mediterranean exterior architecture with high-quality modern interiors, delivered fully furnished by a local design firm. Layout: Ground floor: entrance hall, open-plan living and dining room with natural light throughout the day, fully equipped kitchen (option to add a breakfast bar), guest WC with natural ventilation, and a covered terrace opening onto a private lawned garden with sea views — with the option to add a private pool. First floor: master suite with private terrace and panoramic views of the sea, Gibraltar and the African coast; two double guest bedrooms with sea views; full family bathroom. Private solarium of 50+ m²: perfect for a jacuzzi, barbecue, chill-out area or outdoor cinema, all with sweeping views over the Strait of Gibraltar and the Bay of Estepona. Included: 2 underground parking spaces with direct private access to the property Laundry room Fully equipped and furnished as shown in photographs Gated community with 24-hour security: adult and children's pools, padel court, children's play area, outdoor lift and mature landscaped gardens. Community fees: €275/month | IBI: €850/year For further information or to arrange a viewing, please get in touch.

Access for people with reduced mobility	Access for people with reduced mobility	Basement
Covered Terrace	Domotics	Double Glazing
Ensuite Bathroom	Fiber Optic	Fitted Wardrobes
Near Transport	Paddle Tennis	Private Terrace
Satellite TV	Solarium	Storage Room
Tennis Court	WiFi	Wood Flooring