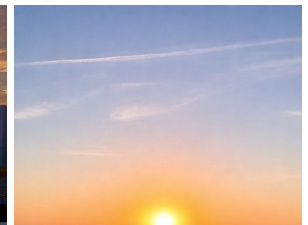
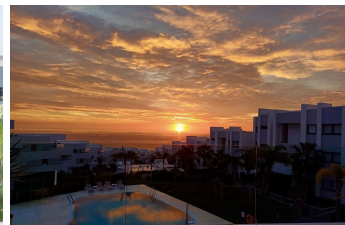
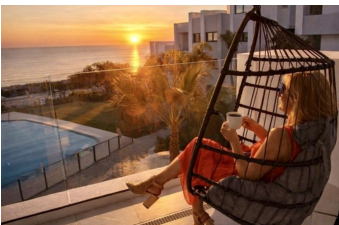


# ALL IN

real estates



## Middle Floor Apartment in Manilva

Bedrooms **2** Bathrooms **2** Built **143m2** Terrace **43m2**

**R5358472**

**Middle Floor  
Apartment**

**Manilva**

**599.000€**

**! REDUCED PRICE ! PROTECTED PANORAMIC SEA VIEWS UNIT | TOURIST LISENCE ? OWN THE EDGE. LIVE THE VIEW. INVEST SMART. MOVE FROM THE CROWDED MARBELLA TO THE PEACE? PRICE DROPPED DOWN!** Enjoy your summer holiday and / or immediate passive income from this summer already. Manilva, Costa del Sol | The New Gold Triangle | GIGA luxury projects are on the way to be ready in the area to increase ROI Premium, new property with active Tourist license & income ready for sale. One of the best-positioned unit of this residence with panoramic sea views and privacy If you're looking for a high premium, new apartment (2023) with guaranteed unbeatable panoramic sea views, strong rental potential (from 38.000€/yearly renting income) , and future-proof value in a fast-growing location , this is your ideal place. Strategically positioned between Estepona & Sotogrande, where ROI is accelerating and demand is outpacing supply. Giga luxury projects are on the way to increase massively the ROI in 2-4 years. ? 300m walk to the beach ? Mountain paths, dog park, parques, lifestyle amenities ? Seamless access to the A7 ? Peaceful, green area THE APARTMENT | New built to perform. This isn't just a home. It's a lifestyle asset. ? 2 Bedrooms | 2 Bathrooms | Living room with American kitchen and dining room area | All rooms have panoramic sea views with direct access to the terrace ? 99 m<sup>2</sup>+ of refined interior space ? Oversized 40 m<sup>2</sup>+ terrace with protected panoramic sea views ? Smart

windows & shutters & mosquito nets ? App-controlled A/C system ? Whole-home water purification system ? Fitted wardrobes & and kitchen with home appliances ? Private garage & storage room ? Additional home water cleaning system ? Low community fees & IBI ? Premium interior design which can be an option for further negotiation (20.000eur) THE COMMUNITY | Wellness Resort-Level Living. Designed for long-term value, comfort, and sustainability. ? Solar panels & community water softener system ? 3 swimming pools (2 adults & 1 kid pool) ? Indoor & outdoor gym ? Sauna & steam room ? Playground & picnic area ? Chill-out ?zones ?& ?entertainment ?room ? ?Lush botanical gardens ? ?Security ?camera system ? Defibrillator in place ? ?Healthy reserve ?community funds For ?full ?details and ?private appointment ?scheduling ?contact ?us. Assets ?like ?this ?don't ?wait.

24 Hour Reception

Bar

Covered Terrace

Fitted Wardrobes

Jacuzzi

Satellite TV

Utility Room

24 Hour Reception

Barbeque

Double Glazing

Games Room

Lift

Sauna

WiFi

Access for people with reduced mobility

Basement

Fiber Optic

Gym

Private Terrace

Storage Room