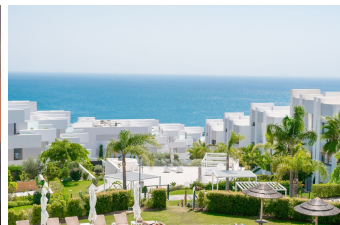
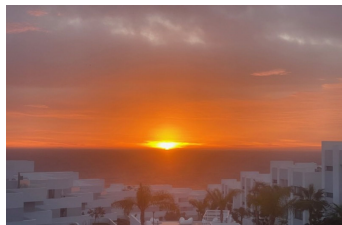
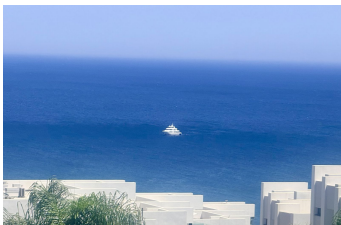


ALL IN

real estates



Middle Floor Apartment in Manilva

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

R5358472

**Middle Floor
Apartment**

Manilva

599.000€

! REDUCED PRICE FROM 635.000 eur ! PROTECTED PANORAMIC SEA VIEWS I TOURIST LISENCE I WALKING DISTANCE TO THE BEACH ?OWN THE EDGE. LIVE THE VIEW. INVEST SMART. MOVE FROM THE CROWDED MARBELLA TO THE PEACE? Enjoy your summer holiday and / or immediate passive income from this summer already. Manilva, Costa del Sol | The New Gold Triangle I GIGA luxury projects are on the way to be ready in the area to increase ROI Premium property with active Tourist license & income ready , 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, parkes, 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 m2+ of refined interior space ? Oversized 40 m2+ terrace with

protected panoramic sea views ? Smart windows & electronic shutters & magnetic mosquito nets ? App-controlled A/C system ? Upgraded master bathroom and new boiler installed ? Whole-home water purification system + water heated solar system ? Fitted wardrobes & kitchen with quality home appliances ? Private garage & storage room ? Additional home water cleaning system ? Extra installed security windows at the left side of the terrace between the units ? Low community fees & IBI ? One of the best positioned unit of this residence ? Tourist licence in place ? Premium interior design (negotiable) 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. Let's have a private viewing together:)

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