ALL IN real estates








Ground Floor Apartment in Manilva

Bedrooms	3	Bathrooms	2	Built	101m2	Terrace	46m2

R5523478	Ground Floor Apartment	Manilva	595.000€

LUXURY RENOVATED APARTMENT WITH PRIVATE GARDEN IN PURE SOUTH, MANILVA **Price: €595,000** Discover this exceptional, beautifully renovated apartment in the prestigious Pure South residential complex in Manilva, where contemporary elegance meets the relaxed Mediterranean lifestyle. Ideally located just minutes from the charming Puerto de La Duquesa marina and the beautiful beaches of the Costa del Sol, this south-facing property offers an outstanding combination of privacy, comfort, premium finishes and excellent lifestyle potential. With **101.26 m² of built area**, three spacious bedrooms and two stylish bathrooms, the apartment has been meticulously renovated for private use, with exceptional attention to detail, carefully selected materials and sophisticated interior design. The renovation was carried out to an exceptionally high standard, with specialist professionals brought in from Poland specifically for the project. The property is offered fully furnished, with premium-quality furniture sourced from Poland and carefully selected designer details throughout. The result is a unique, elegant home that is ready to move into, with no further renovation or furnishing required. ### PRIVATE GARDEN AND GENEROUS OUTDOOR LIVING One of the property's most attractive features is its beautiful private garden and impressive **46.35 m² terrace**, providing an ideal setting for outdoor dining, entertaining guests, enjoying your morning coffee or simply relaxing in the

Mediterranean sunshine. The outdoor space extends the living area and creates a wonderful connection between the interior and the surrounding greenery. From the garden, you can also enjoy pleasant partial sea views to the left, adding an extra touch of coastal charm. The south-facing orientation allows plenty of natural light throughout the day, making the apartment bright and inviting while enhancing the enjoyment of its outdoor spaces. ### BESPOKE INTERIOR DESIGN AND EXCEPTIONAL QUALITY Every detail of this apartment has been carefully considered, with an emphasis on quality, durability and timeless design. The renovation features **premium laminated decorative wall slats imported from abroad**, elegant architectural plaster finishes and sophisticated Italian lighting throughout the apartment, creating a distinctive and luxurious atmosphere. The furniture has been sourced from Poland and selected for its exceptional craftsmanship and quality. The collection comes from **Górna Pó?ka**, a premium furniture manufacturer, and features genuine wooden furniture rather than standard chipboard or plywood alternatives. The furniture is backed by a manufacturer's warranty of approximately **5–6 years**, highlighting the quality of the investment. The bedrooms are equipped with beds from the **Maj Bed** brand, complementing the overall interior design and attention to comfort. This is not simply a standard refurbishment: the apartment has been finished with carefully selected materials, bespoke details and quality furnishings rarely found together in properties of this type. ### CONTEMPORARY LAYOUT AND THOUGHTFUL DETAILS The spacious living area offers a comfortable environment for everyday living and social gatherings, while the modern kitchen integrates seamlessly with the overall design, creating a practical and elegant space. Three well-proportioned bedrooms provide flexibility for family living, visiting guests or a dedicated home office. The master bedroom is particularly appealing, featuring its **own private en-suite bathroom and direct, independent access to the terrace**, creating a comfortable and private retreat within the home. Two contemporary bathrooms complete the accommodation, offering comfort and convenience for both residents and visitors. An additional **separate utility room** provides valuable practical storage and space for household equipment, helping to keep the main living areas uncluttered. The property is sold fully furnished, with all premium furniture and finishes included in the asking price. ### EXCEPTIONAL CONDITION – LIKE BRAND NEW Despite having a **valid tourist rental licence**, the apartment has never been rented out commercially. It has been used exclusively by its owners for just a few weeks each year as a private holiday residence. Consequently, the property has experienced very limited use and remains in outstanding condition. Thanks to the premium materials, high-quality wooden furniture, carefully selected furnishings and meticulous renovation, the apartment looks virtually **brand new, just as if it had been delivered directly by the developer**. Unlike many properties that have been heavily used for holiday rentals, this apartment has been exceptionally well preserved. It offers the rare opportunity to purchase a fully renovated, furnished property with virtually no signs of wear and tear. ### EXCLUSIVE RESIDENTIAL COMPLEX WITH EXCELLENT FACILITIES Pure South is a modern, well-maintained residential development surrounded by landscaped green areas and designed to provide a peaceful and comfortable environment. Residents benefit from an excellent range of communal facilities, including: - Two communal swimming pools. - A fully equipped gym. - A children's playground. - Attractive outdoor social and wellness areas. - Beautifully maintained communal gardens. These facilities create an appealing environment for permanent residents, families and those looking for a relaxing holiday retreat on the Costa del Sol. For additional convenience, the property also includes a **private underground parking space and a separate storage room**, valuable features for both everyday living and extended stays. ### PRIME LOCATION ON THE COSTA DEL SOL The apartment enjoys a convenient location close to Puerto de La Duquesa, known for its marina, waterfront restaurants, cafés and relaxed coastal atmosphere. The surrounding area

offers easy access to beaches, golf courses, local amenities and a variety of leisure activities. The property is also well positioned for exploring the wider western Costa del Sol, including Casares, Estepona and the exclusive Sotogrande area, making it an attractive base for enjoying everything this part of southern Spain has to offer. ### AN ATTRACTIVE HOME AND INVESTMENT OPPORTUNITY The apartment benefits from a **valid tourist rental licence**, providing the new owner with the possibility of exploring holiday rental opportunities, subject to applicable regulations. Importantly, the property has never been used for tourist rentals, preserving its exceptional condition and allowing the new owner to enjoy it as a private residence or introduce it to the rental market for the first time. Combining a privileged south-facing orientation, private garden, generous terrace, high-quality Polish furniture, imported finishing materials and carefully executed renovation, this property ?represents ?a ?distinctive ?opportunity ?in the Pure ?South ?development. **A beautifully finished, fully furnished ?home in ?virtually brand-new ?condition, ?where quality, comfort and ?attention ?to ?detail ?make ?all ?the ?difference.**

Ensuite Bathroom	Ensuite Bathroom	Fitted Wardrobes
Gym	Private Terrace	Satellite TV
Storage Room	Utility Room	