ALL IN real estates

Middle Floor Apartment in Manilva

Bedrooms	2	Bathrooms	2	Built	120m2	Terrace	21m2

R5121505	Middle Floor Apartment	Manilva	345.000€

Elevated sea view apartment WITH TOURIST LICENSE!!! Renovated and offering panoramic views of the sea, Gibraltar, and the African coast ?? A refined property, designed to fully enjoy life by the sea, all year round. This 121 m² apartment, including a 21 m² terrace, has been renovated with quality materials and tastefully furnished. From the entrance, you can feel the attention to every detail: harmonious layout, smooth flow, and modern comfort. The spacious living room opens onto a southwest-facing terrace, transformed into a true additional living space thanks to the “cortinas de cristal” — frameless glass curtains. These adjustable panels allow you to enjoy the terrace year-round: fully open in summer, partially or fully closed depending on the season. The terrace, slightly elevated to preserve the view even while seated, offers a breathtaking panorama of the Mediterranean, the Rock of Gibraltar, and the Moroccan coastline — all while maintaining privacy thanks to a discreet low wall. The brand-new high-end Italian kitchen combines design and functionality: stone countertop and backsplash, all lower cabinets with drawers, etc. It opens onto a fully equipped laundry room with custom-built cabinets, providing practical and stylish storage — a rare feature in properties of this kind. In the sleeping area, two comfortable bedrooms with built-in wardrobes and two bathrooms (one en suite) complete the home. The marble flooring adds to the timeless elegance throughout. The residential complex is quiet and secure. It

features a large swimming pool surrounded by lawn, with sun loungers and umbrellas, as well as a paddle court. The property is sold with an underground parking space and a spacious storage room — ideal for seasonal equipment or extra storage. Just 1 km from the sea on foot, 3 km from the chic and lively Sotogrande marina, 3 km from Puerto de la Duquesa, and within immediate reach of world-renowned golf courses (Valderrama, La Reserva, etc.). Shops, restaurants, and services are only minutes away. A rare and versatile opportunity: This apartment ?is ?perfectly ?suited ?for ?year-round living, a ?luxury ?second home, or as a ?seasonal rental ?investment (active ?tourist ?license). Comfort, views, and elegance ?come ?together ?effortlessly. Tastefully ?furnished ?and ?move-in ?ready.

Basement	Basement	Covered Terrace
Double Glazing	Ensuite Bathroom	Fiber Optic
Fitted Wardrobes	Lift	Marble Flooring
Paddle Tennis	Private Terrace	Storage Room
Utility Room		