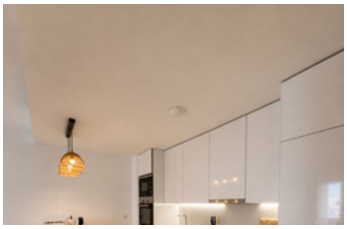
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Middle Floor Apartment in Manilva

Bedrooms	3	Bathrooms	2	Built	101m2	Terrace	35m2

R5373976	Middle Floor Apartment	Manilva	489.000€

PRECE REDUCTION, QICK SALE - MOTIVATED OWNER! (The residence is located only 300m above NUBAY off plan project, expected delivery in 2028, no tourist lisence and the lowest apartment price is from 1.350.000 eur) Elevate Your Life Above the Coast – Stunning, premium midd floor apartment in Manilva Sea views and 300m walking distance to the beach! Step into a new standard of coastal living in Manilva, at the heart of the prestigious Costa del Sol. This exceptional, modern apartment is not just a property, it’s a strategic lifestyle upgrade. Fully move-in ready, it blends contemporary design with effortless luxury. Inside, premium open-plan living sets the tone. The residence features 3 elegant bedrooms, including a refined master suite with a spacious walk-in wardrobe and direct access to the terrace. Two designer bathrooms deliver both comfort and functionality. A fully equipped, state-of-the-art kitchen seamlessly integrates into the living area, complemented by a separate, dedicated laundry room. Floor-to-ceiling glass doors open onto a spectacular south-facing terrace, it is your private vantage point over the Mediterranean. Covered and open lounge areas create the perfect environment for year-round living, where natural light, sea views, and tranquility become part of your daily rhythm. Even from within the home, the Mediterranean is always in sight. This premium asset also includes a private parking space and a storage room, conveniently located within the building. The property is part of a secure,

fully gated development with 24/7 video surveillance and resort-level amenities. - Community features: Two swimming pools for adults + 1 children’s pool Spa facilities: sauna, jacuzzi, steam cabine Fully equipped gym & outdoor gym Social club & chill-out & picnic areas & playground Solar panels Water softener system Gated community with security camera system Location is a competitive advantage. You are minutes from unspoiled beaches such as Playa Tubalitas, Playa Punta Chullera, and Playa Las Gaviotas, and surrounded by elite golf destinations. Within 5 minutes, access the exclusivity of Sotogrande, in 15 minutes the sophistication of Estepona and Marbella, or the authenticity of Casares and Ronda. From golf to sailing, from gastronomy to adventure, this is where lifestyle meets ?opportunity. ?A ?rare ?investment ?in quality of ?life. ?Act decisively. Private viewings and ?virtual tours ?available. Set ?your ?course. Your new life ?starts ?here. Let's ?have ?a ?private ?viewing ?together:)

Access for people with reduced mobility	Access for people with reduced mobility	Barbeque
Basement	Covered Terrace	Double Glazing
Fiber Optic	Fitted Wardrobes	Games Room
Gym	Jacuzzi	Lift
Private Terrace	Satellite TV	Sauna
Storage Room	Utility Room	WiFi