



R5271940

📍 Manilva

REF# R5271940 540.000 €

BEDS

3

BATHS

4

BUILT

168 m²

PLOT

490 m²

Set in a well-established residential area of Manilva, this newly renovated semi-detached home combines generous proportions, natural brightness and an outdoor setting that is hard to match: south-facing orientation, a large private garden, a private pool and an active tourist licence, ready to enjoy or generate income from day one. The property is arranged over two levels with a highly comfortable layout: three generously sized bedrooms, each with its own en-suite bathroom. The master suite adds an extra layer of comfort with a private balcony and a walk-in closet, plus a guest cloakroom that is ideal when entertaining. The living area feels especially welcoming thanks to its proportions and warmth, featuring a spacious lounge with a fireplace and a separate dining area, also with a fireplace, creating a cosy atmosphere with direct access to the garden, perfect for seamless indoor-outdoor living. The independent kitchen completes the home with a practical, functional approach, ideal as a full-time residence or a holiday retreat. Outside, you will find one of the property's key highlights: a covered front porch with a relaxation area, a covered rear porch designed for al fresco dining, a private garden, a private pool and private parking, all oriented towards true privacy and everyday enjoyment. The location is equally compelling: around 20 minutes on foot from Playa del Castillo, very close to Los Hidalgos shopping centre with supermarkets, restaurants and a gym, just a short drive from La Duquesa Golf Club and La Duquesa.

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Marina, with easy access to Sotogrande and Estepona, plus excellent connections to Gibraltar Airport and Málaga Airport. The abbreviated information document is available to you. Expenses: Taxes (ITP or VAT+AJD) + Notarial and registration expenses. ALA



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