



R5073238

📍 Manilva

REF# R5073238 425.000 €

BEDS

3

BATHS

2.5

BUILT

147 m<sup>2</sup>

PLOT

11 m<sup>2</sup>

TERRACE

27 m<sup>2</sup>

Charming Townhouse in Bahía de las Rocas, Sotogrande

3 Bedrooms | Stunning Sea Views | Private Garden | Underground Parking & Storage

This elegant and modern townhouse enjoys panoramic views of the sea, Gibraltar, and the African coastline. Situated in a prime elevated location between Sotogrande Marina and Puerto de la Duquesa (just a 2-minute drive to each), this exclusive home is part of a secure gated community with beautifully landscaped gardens and a stunning infinity-style pool overlooking the Mediterranean.

Designed with comfort and style in mind, this property offers spacious interiors, clean architectural lines, and natural materials throughout. With 3 bedrooms and 2.5 bathrooms, a private lawned garden, and a generous terrace with southwest orientation, you'll enjoy sunlight from dawn to dusk.

Watch the ships cross the Strait of Gibraltar from your master bedroom or rooftop solarium, and enjoy alfresco dining on your terrace while soaking in the unbeatable sunsets. This home truly redefines the Mediterranean lifestyle.

+34 951 123 083 | +44 (0)330 179 8687 | [info@idiliqestates.com](mailto:info@idiliqestates.com) Local 28, Edificio D, Centro de Negocios Puerta de Banús, N-340, Km 175, 29660 Nueva Andlucia

## Features We Love:

Secure underground parking space and private storage room included.

Double-glazed sliding doors maximize the views and bring the outdoors in.

Elegant floating staircase and full-height hallway glass walls for added light.

Designer flooring: warm walnut in the bedrooms, elegant beige tile in the living areas.

Built and ready to move into today – what you see is what you get.

Excellent thermal and acoustic insulation for year-round comfort.

Ideal as a family home, second residence, or investment with strong rental potential.

## Location Highlights:

2 minutes to excellent Spanish and international restaurants and beach bars.

5 minutes to Sotogrande and La Duquesa Marinas.

10 minutes to top golf courses: Valderrama, Finca Cortesín, Almenara.

10 minutes to Sotogrande International School.

15 minutes to Estepona.

20 minutes to Gibraltar (and duty-free shopping).

30 minutes to Marbella or the ferry to Morocco.

Easy access to the AP7 highway and nearby international airports (Malaga, Gibraltar, Jerez).

## Included in the Property:

Central air conditioning & heating

Fully fitted kitchen with integrated appliances

Video intercom entry system

Underground parking + private storage unit

High-speed fibre optic internet – perfect for remote work

Community pool with tropical gardens

## Don't Miss Out

Only a few of these townhouses remain. With travel restrictions lifted, demand has surged – act fast to

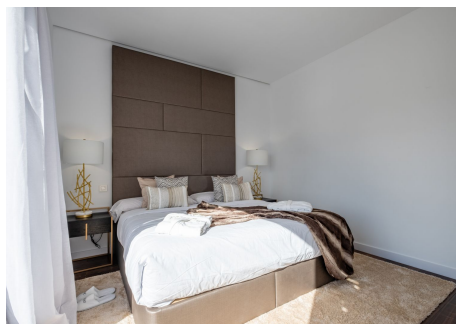
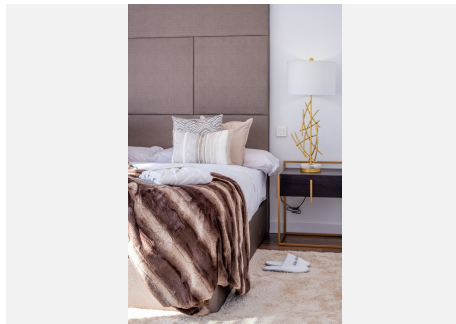
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secure your slice of paradise on the Costa del Sol. Contact us today for a viewing or virtual tour. Low reservation fee and multilingual legal support available to ensure a smooth, secure purchase – even from abroad.

### Important Note:

Prices do not include purchase taxes and Notary fees. Contact us for full details – we've been helping clients on the Costa del Sol for 30 years and we're here to help you too.



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