



# Apartamento Planta Baja en venta en Manilva, Manilva

255.000 €

Referencia: R5253205    Dormitorios: 2    Baños: 2    Construido: 72m<sup>2</sup>    Terraza: 30m<sup>2</sup>





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## Costa del Sol, Manilva

Exclusive Ground-Floor Mezzanine Apartment with Sea Views in a Private Urbanisation – Costa del Sol

Seize this unique opportunity to own a charming ground-floor mezzanine apartment (no lift) in a serene private urbanisation on the sun-drenched Costa del Sol, boasting 4 refreshing swimming pools, lush gardens, and a tranquil atmosphere – ideal for those seeking a peaceful retreat with low community fees. This south-facing gem offers stunning sea views, ensuring abundant natural light and a relaxed coastal lifestyle, just minutes from pristine beaches, golf courses like Valle Romano or Finca Cortesín, and vibrant towns such as Estepona or Marbella. With easy A-7 access to amenities including supermarkets, restaurants, and Málaga Airport, it's perfect for year-round living or as a lucrative investment, complete with a tourist licence for high rental yields in a market where similar properties see 6-11% returns.

Spanning 72 m<sup>2</sup> of built space, this impeccably maintained residence features a bright, functional layout: two spacious bedrooms with fitted wardrobes, two modern bathrooms, a living-dining room opening onto a terrace and balcony for al fresco enjoyment, and a fully equipped kitchen. Premium touches include air conditioning and heating in every room, ensuring comfort year-round. Sold fully furnished and equipped as seen in photos, with a garage space included in the price, it's ready for immediate occupancy or rentals.

This well-kept urbanisation, similar to exclusive developments like those in Estepona with multiple pools and gardens, fosters a secure and inviting community. Don't miss this rare find – contact us today to arrange a viewing!



## Características:

### Características

Terraza Cubierta  
 Cerca de Transporte  
 Terraza Privada  
 Baño En-Suite  
 Doble acristalamiento  
 Armarios Empotrados  
 WiFi  
 Fibra óptica

### Vistas

Vistas al Mar  
 Vistas Panorámicas  
 Vistas a Jardín

### Piscina

Piscina Comunitaria  
 Children`s Pool

### Jardín

Jardín Comunitario

### Orientación

Sur

### Posición

Urbanización  
 Cerca de Tiendas  
 Cerca de Ciudad  
 Pueblo

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado  
 Alarma

### Climatización

Aire Acondicionado

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Párking Subterráneo  
 Garaje  
 Párking Privado  
 Párking Cubierto