

## Apartment for sale in Manilva, Costa del Sol

2 Bedrooms | 2 Bathrooms | 143 m<sup>2</sup> Interior | 43 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes  
€ 530 IBI | € 2,268 Community fees



### Property Description

! REDUCED PRICE ! PROTECTED PANORAMIC SEA VIEWS UNIT | TOURIST LISENCE | WALKING DISTANCE TO THE BEACH

☐ OWN THE EDGE. LIVE THE VIEW. INVEST SMART. MOVE FROM THE CROWDED MARBELLA TO THE PEACE ☐

Enjoy your summer holiday and / or immediate passive income from this summer already.

Manilva, Costa del Sol | The New Gold Triangle | GIGA luxury projects are on the way to be ready in the area to increase ROI

Premium, new property with active Tourist license & income ready for sale. One of the best-positioned unit of this residence with panoramic sea views and privacy  
If you're looking for a high premium, new apartment (2023) with guaranteed unbeatable panoramic sea views, strong rental potential (from 38.000€/yearly renting income) , and future-proof value in a fast-growing location , this is your ideal place.

Strategically positioned between Estepona & Sotogrande, where ROI is accelerating and demand is outpacing supply. Giga luxury projects are on the way to increase massively the ROI in 2-4 years.

- ✓ 300m walk to the beach
- ✓ Mountain paths, dog park, parques, lifestyle amenities
- ✓ Seamless access to the A7
- ✓ Peaceful, green area

THE APARTMENT | New built to perform. This isn't just a home. It's a lifestyle asset.

- 2 Bedrooms | 2 Bathrooms | Living room with American kitchen and dining room area | All rooms have panoramic sea views with direct access to the terrace
- 99 m<sup>2</sup>+ of refined interior space
- Oversized 40 m<sup>2</sup>+ terrace with protected panoramic sea views
- Smart windows & shutters & mosquito nets
- App-controlled A/C system
- Whole-home water purification system
- Fitted wardrobes & kitchen with home appliances
- Private garage & storage room
- Additional home water cleaning system
- Low community fees & IBI
- Premium interior designed apartment and which can be an option for further negotiation (20.000eur)

THE COMMUNITY | Wellness Resort-Level Living. Designed for long-term value, comfort, and sustainability.

- Solar panels & community water softener system
- 3 swimming pools (2 adults & 1 kid pool)
- Indoor & outdoor gym
- Sauna & steam room
- Playground & picnic area
- Chill-out zones & entertainment room
- Lush botanical gardens
- Security camera system
- Defibrillator in place
- Healthy reserve community funds

For full details and private appointment scheduling contact us.  
Assets like this don't wait.