

## Villa for sale in Manilva, Costa del Sol

3 Bedrooms | 3 Bathrooms | 172 m<sup>2</sup> Interior | 94 m<sup>2</sup> Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes |



### Property Description

Sea View Home in Bahía de las Rocas  
175 m<sup>2</sup> | 3 Bedrooms | Terrace, Garden & Solarium | Brand New

A brand-new, move-in ready home located in Bahía de las Rocas, less than 5 minutes by car from Sotogrande Marina and Puerto de la Duquesa. A peaceful and secure setting with easy access to golf courses, beaches, Santa María Polo Club and all amenities.

The property combines Mediterranean exterior architecture with high-quality modern interiors, delivered fully furnished by a local design firm.

Layout:

Ground floor: entrance hall, open-plan living and dining room with natural light throughout the day, fully equipped kitchen (option to add a breakfast bar), guest WC with natural ventilation, and a covered terrace opening onto a private lawned garden with sea views — with the option to add a

private pool.

First floor: master suite with private terrace and panoramic views of the sea, Gibraltar and the African coast; two double guest bedrooms with sea views; full family bathroom.

Private solarium of 50+ m<sup>2</sup>: perfect for a jacuzzi, barbecue, chill-out area or outdoor cinema, all with sweeping views over the Strait of Gibraltar and the Bay of Estepona.

Included:

2 underground parking spaces with direct private access to the property

Laundry room

Fully equipped and furnished as shown in photographs

Gated community with 24-hour security: adult and children's pools, padel court, children's play area, outdoor lift and mature landscaped gardens.

Community fees: €275/month | IBI: €850/year

For further information or to arrange a viewing, please get in touch.