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## House in Manilva

Reference: R5356240

Bedrooms: 3

Bathrooms: 2

M<sup>2</sup>: 234

Price: 650,000 €

Status: Sale

Property Type: House

Parking places: by request

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**Overview: DESIGNER VILLA WITH PANORAMIC VIEWS OF THE SEA, GIBRALTAR AND AFRICA** Bahía de las Rocas | Costa del Sol Located in one of the most privileged and up-and-coming areas of the Costa del Sol, this exclusive detached designer villa offers a truly unique living experience, where contemporary architecture blends seamlessly with an exceptional natural setting, featuring open views of the Mediterranean Sea, the Rock of Gibraltar and the African coastline. **A PROPERTY THAT STANDS OUT** Set on a 500 sqm plot, this property, built in 2020, stands out for its distinctive character and well-thought-out layout, offering approximately 230 sqm of built area, designed to maximise comfort, privacy and visual connection with the surroundings. **VIEWS THAT GO BEYOND THE ORDINARY** Its east-facing orientation allows you to enjoy spectacular sunrises every day. The villa benefits from breathtaking panoramic views of the sea, Gibraltar and the African continent, a rare privilege reserved for very few locations on the Costa del Sol. **INTERIORS DESIGNED FOR COMFORT AND STYLE** The main living area, approximately 134 sqm, has been designed to achieve the perfect balance between elegance, space and natural light: Welcoming entrance hall Spacious living and dining area with large windows and open sea views Modern fully fitted kitchen with central island 3 generously sized bedrooms, two of them with direct sea views Master bedroom with walk-in wardrobe 2 full bathrooms with contemporary finishes Separate laundry area Interior terrace with direct access to outdoor spaces **OUTDOOR LIVING AT ITS FINEST** The exterior has been designed to fully enjoy the climate and the views: Infinity pool overlooking the Mediterranean Private garden Barbecue area, ideal for entertaining Spacious terraces for year-round enjoyment **ADDITIONAL SPACE: MULTI-PURPOSE GARAGE** The lower level offers approximately 100 sqm of versatile space: Capacity for 4 to 5 vehicles Potential to create a private gym, guest apartment or additional storage areas **PRIME LOCATION** Situated in a quiet urbanization and well-established residential area, with mains water and electricity, and just a short distance from the beach, this property combines privacy, stunning views and excellent connectivity to key locations along the Costa del Sol. **AN EXCLUSIVE INVESTMENT OPPORTUNITY** Year of construction: 2020 Property tax (IBI): €750/year Ideal as a primary residence, second home or high-end investment A truly unique property where the horizon becomes part of your home. Sea, Gibraltar and Africa... a view that redefines luxury living

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### Features:

Beachfront, New development, Pool, Sea views, None, Private garden, Parking, Luxury