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## ■■■■■■■■■■■■ ■ Manilva ■■■■■■■■■■■■: R5314567

■■■■■■■■: 3 ■■■■■■■: ■■ ■■■■■■■■ M²: 136 ■■■■■: 350 000 €

■■■■■■■: ■■■■■■■■ ■■■■: ■■■■■■■■■■■■■ ■■■■■■: ■■ ■■■■■■■■

■■■■■■■■■:Situated in the established residential enclave of Bahía de las Rocas, this attractive three-bedroom ground floor apartment offers generous interior proportions and exceptional outdoor living. The bright and spacious living–dining area opens directly onto a large private terrace, approximately 50% covered, creating the perfect setting for al fresco dining, relaxing, and enjoying the Mediterranean climate all year round. The apartment comprises three double bedrooms, including a principal suite with direct terrace access, a walk-in wardrobe, and an en-suite bathroom. A fully fitted kitchen, a second bathroom, and a guest toilet complete the interior layout. Its ground floor position ensures both convenience and easy access, making it ideal as a permanent residence or a holiday retreat. The property also benefits from two private parking spaces and a storage room, adding practicality and long-term value. Ideally located just five minutes from Puerto de la Duquesa and ten minutes from Sotogrande, the apartment enjoys close proximity to beaches, renowned golf courses, and vibrant marina life. Both Malaga Airport and Gibraltar International Airport are easily accessible, placing this home in a prime position on the western Costa del Sol.

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