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House ■ Manilva ■■■■■■■■■■: R5356240

■■■■■■■: 3 ■■■■■■: 2 M²: 234 ■■■■: 650 000 €

■■■■■■: ■■■■■■■■ ■■■: House ■■■■■■: ■■ ■■■■■■■

■■■■■■■■: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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Beachfront, ■■■■■ ■■■■■■■■■, ■■■■■■■, ■■■ ■■ ■■■■■, None, ■■■■■■■■ ■■■, ■■■■■■■■■■■■ ■■■■■, Luxury