

# Detached Villa in Manilva – 3 bedrooms – 2 baths

Bedrooms **3** Bathrooms **2** Built **172m<sup>2</sup>** Plot **118m<sup>2</sup>**  
**R5210434** **property** **Manilva** **562.750€**

ea 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 the promenade with a car park and Duplex. With secure and secure setting with easy access to mobility courses, beaches, Santa Maria Golf Club and all amenities. The property combines Mediterranean exterior architecture with high-quality modern interiors. Delicately 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 lawn 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.

- Access for people with reduced mobility
- Covered Terrace
- Ensuite Bathroom
- Near Transport
- Satellite TV
- Tennis Court
- Access for people with reduced mobility
- Domotics
- Fiber Optic
- Paddle Tennis
- Solarium
- WiFi
- Basement
- Double Glazing
- Fitted Wardrobes
- Private Terrace
- Storage Room
- Wood Flooring