

## Villa for sale in Manilva, Costa del Sol

3 Bedrooms | 2 Bathrooms | 234 m<sup>2</sup> Interior | 500 m<sup>2</sup> Plot | Garage Yes | Garden Yes | Pool Yes |



### Property Description

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.

#### VIEWES 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