















## Szeregówka w Manilva

Manilva

€ 539.000

 Typ:	<b>house</b>	 Powierzchnia:	<b>230 m2</b>
 Taras:	<b>99 m2</b>	 Liczba łazienek:	<b>3</b>
 Liczba sypialni:	<b>4</b>	 Garaż:	<b>Tak</b>
 Basen:	<b>Tak</b>	 Działka:	<b>—</b>
 Klimatyzacja:	<b>Tak</b>	 Telewizja:	<b>Nie</b>
 Blisko pól golfowych:	<b>Tak</b>	 Wi-Fi:	<b>Tak</b>

Exceptional Corner Townhouse with Panoramic Sea Views.

The residential complex, designed by the world-renowned architect Melvin Villarroel, impresses with its charming Andalusian style and exceptional attention to detail. Exclusive materials such as marble floors and wall tiles, aluminum window frames, high-end branded kitchen appliances, and granite countertops create a luxurious living experience.

This beautifully presented corner house is spread over two levels plus a spacious basement and roof terrace, offering generous living space, privacy, and breathtaking views.

The ground floor features a large and bright living and dining area, a fully equipped kitchen, and direct access to a spacious terrace, perfect for outdoor dining and relaxation. On the first floor, the property offers three bedrooms and two bathrooms, one of them en-suite. The master bedroom enjoys a private balcony with stunning sea views. Two of the three bedrooms benefit from beautiful sea views towards Gibraltar and the African coastline.

The basement (approx. 90 m<sup>2</sup>) includes a laundry room, a guest WC, and a very large multi-purpose room. This space can easily be converted into two additional bedrooms, if desired. Currently, it is used as a TV and games room, making it ideal for family living or entertaining.

The impressive 65 m<sup>2</sup> roof terrace offers stunning panoramic sea and mountain views, overlooking the Rock of Gibraltar and stretching along the African coast – an exceptional space for sunbathing, entertaining, barbecues, or simply enjoying the scenery.

**Additional Features:**

Private parking space located directly in front of the property, suitable for two small cars or one large vehicle.

Well-maintained, park-like residential complex.

Three swimming pools, one of which is open year-round.

**Location:**

Set in a peaceful elevated area, the property enjoys tranquility while being just a short drive from Sotogrande and Puerto de la Duquesa.

All amenities, beaches, golf courses, and marinas are reachable within minutes by car.

This is more than a house – it is a home designed for comfort, views, and quality of life!



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