



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN MANILVA

📍 Manilva

REF# BEMR4834579 €269,000

BEDS	BATHS	BUILT	PLOT
2	2	96 m <sup>2</sup>	96 m <sup>2</sup>

Spectacular ground floor with garden and frontal views of the sea, with garage and storage room included in the price. The apartment in the “Jardines del Mar Mediterráneo” residential area is strategically located in San Luis de Sabinillas, close to the charming La Duquesa marina and 8 minutes by car from the exclusive Sotogrande port and half an hour by car from Puerto Banús.

This two-bedroom apartment has undergone a complete renovation and offers magnificent and wide views of the sea despite being a ground floor apartment as the block is located high up. The interior distribution stands out for a large living-dining room of 25 meters with access to a terrace of around 30 meters and a garden of another 45 m (e. Writing between terrace and garden is 84 m which connects with the master bedroom en-suite, which has a built-in wardrobe and a bathroom with a shower. The second bedroom also has a built-in wardrobe. The independent kitchen is completely new, furnished with very nice gray furniture combined with high-quality retro-style appliances. light green. The kitchen includes a large closed laundry room also furnished with a wardrobe and washing machine. The second bathroom also has a shower.

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This very elegant apartment has newly installed and high-power hot/cold air conditioning, the heater is also new, outstanding construction qualities such as marble floors in the living room and bedrooms, wooden doors and closets, as well as non-slip tiles on the terrace. Natural grass, oleanders and new cypresses have just been installed in the garden to renovate.

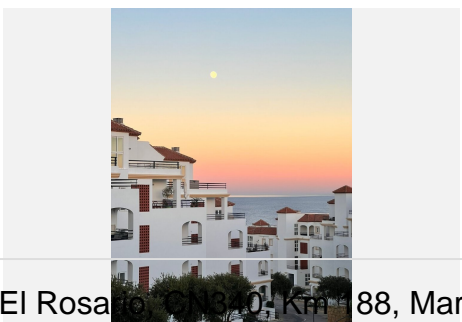
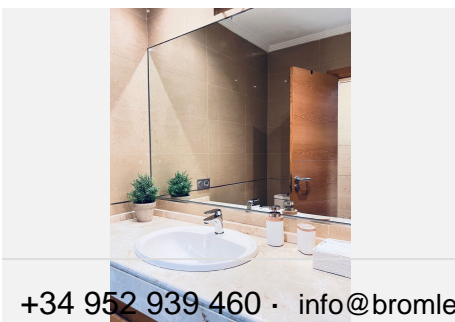
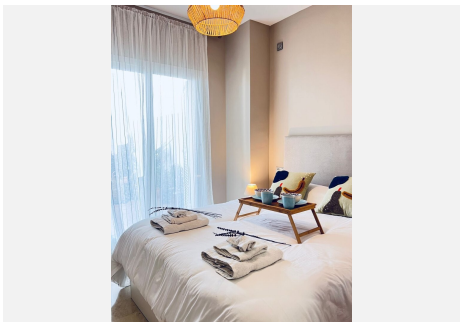
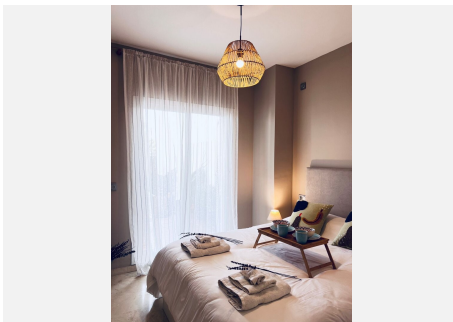
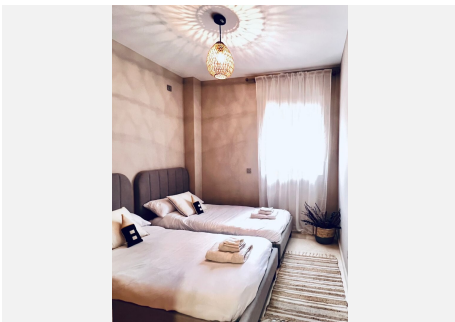
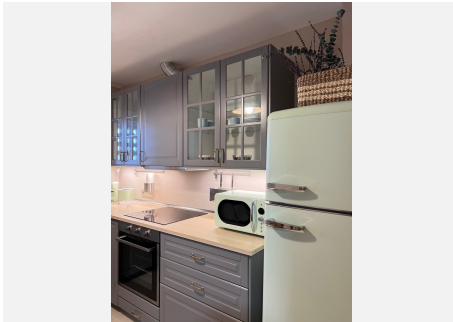
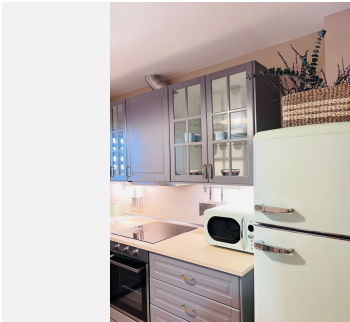
The property is located in a gated community that offers its residents garden areas and community pools as well as a barbecue area and parking for guests.

It also has a very large underground parking space (large car) with easy access included in the price and a storage room.

The property is located just 700 m from the beach, the town of Manilva is 7km (10 min) away and Malaga airport (AGO) is 94 km (60 min) guaranteeing easy access via the A7 motorways. and AP 7 that connect with all the coastal municipalities.

Very important: the apartment has a tourist license which can offer immediate profitability by being able to rent it on a vacation basis. Possibility of selling it furnished with the furniture you currently have (all of high quality and good taste).

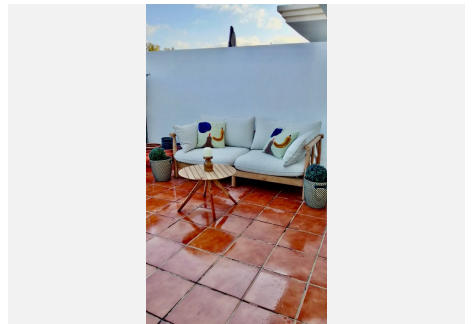
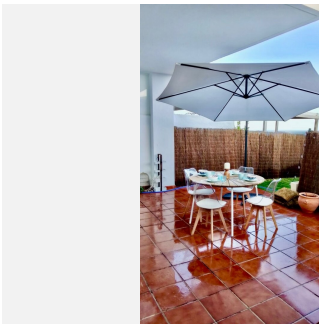
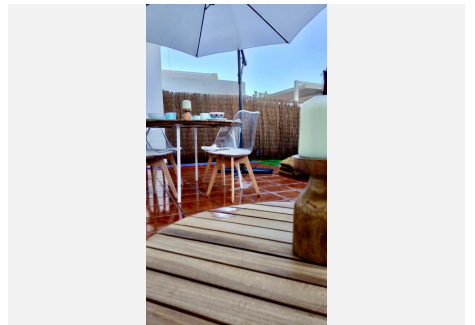
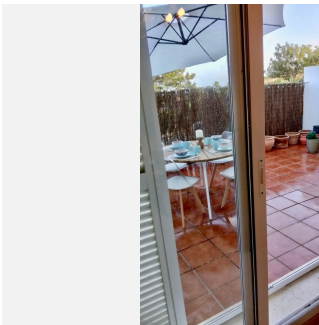
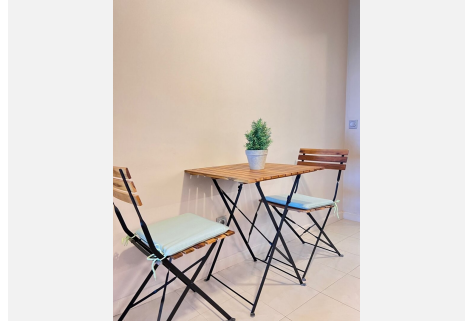
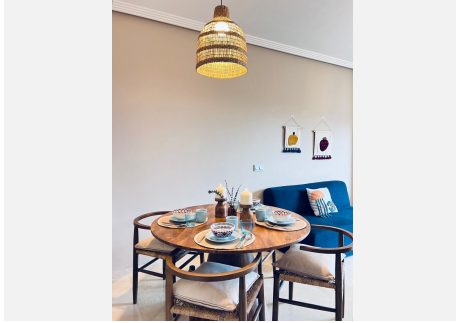
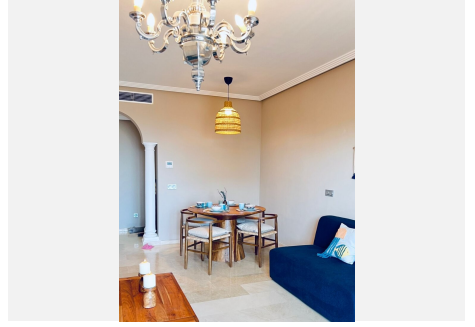
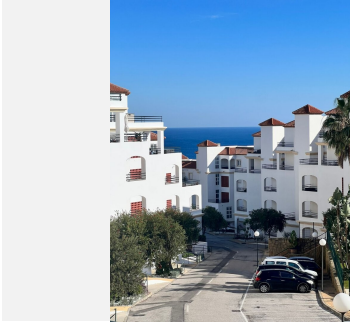
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