

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 1 BEDROOM 1 BATHROOM IN MANILVA

📍 Manilva

REF# BEMR4862812 €183,000

BEDS

1

BATHS

1

BUILT

50 m<sup>2</sup>

TERRACE

16 m<sup>2</sup>

Very charming penthouse in a central area of Sabinillas, surrounded by all services within walking distance, less than 1 minute away (supermarkets, coffee shops and restaurants, pharmacies, schools, post office, etc.) and just 5-7 minutes walk to the Paseo Marítimo and the beach of Sabinillas. All services without the need to use a vehicle.

Located on the 5th floor of the building, its magnificent west orientation, and its dominant position due to its height, allow you to have wonderful views of the social club and its pool, the Sierra, Manilva Pueblo and Casares, in addition to being free of nearby buildings, and not being able to build in front of it, therefore having great tranquility and free of noise, as it is an area with little traffic only for residents.

This penthouse has an area of 50 m<sup>2</sup> of housing and 16 m<sup>2</sup> of terrace without taking into account common areas, storage rooms and garage space (91.78 m<sup>2</sup> in total built). The house is distributed in 1 entrance hall, with a hallway, 1 bedroom with built-in wardrobe, 1 bathroom with shower, living room with American kitchen, fully equipped, which leads to a double sliding door with access to the spectacular terrace, which

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incorporates 2 perfectly finished storage rooms on both sides of the terrace itself (1 of a very good size), and that allow us to store both the furniture of the terrace (tables, chairs, hammocks...), as well as what is necessary for the house. The large terrace has an aluminum structure installation, with sail-type awnings on the top, which allow us to have the entire terrace completely in the shade, in addition to front and side awnings (all in perfect condition), to have maximum privacy. This penthouse also has a pre-installation of air conditioning through ducts, having installed a Split type inverter equipment, currently with the capacity to air-condition the entire house, in addition to double-glazed windows with double glazing. The state of the house in terms of conservation is excellent.

The house has 1 large garage space in the building, included in the price, which allows access directly from it, to the Penthouse floor in a comfortable way by elevator, only accessible to the owners.

The common areas and the garage have surveillance through a closed circuit video recording system, with cameras installed at strategic points and all access to portals and garages.

The owner of this house also has access to the pool area only for members, in front of the building, with a large lawn area, and with all the services. Access to the pool is not for all neighbors, only for members and with access control to it. Access to the pool is a few meters from the access to the main entrance of the building.

Possibility of selling the property with the complete furniture to enjoy it immediately.

Enjoy a booming area, and that allows you both personal or family enjoyment, or as an investment. Do not miss the opportunity, as it is a very demanded area with all the possible benefits (housing, large terrace, garage, storage room and swimming pool). Floor Apartment, Manilva, Costa del Sol.

1 Bedroom, 1 Bathroom, Built 50 m<sup>2</sup>, Terrace 16 m<sup>2</sup>.

Setting : Town, Suburban, Commercial Area, Village, Close To Shops, Close To Town, Close To Schools, Urbanisation.

Orientation : North West.

Condition : Excellent.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Mountain.

Features : Covered Terrace, Lift, Fitted Wardrobes, Near Transport, Private Terrace, WiFi, Storage Room, Utility Room, Access for people with reduced mobility, Double Glazing, Courtesy Bus, Near Church, Fiber Optic.

Furniture : Part Furnished.

Kitchen : Fully Fitted.

Security : Gated Complex.

Parking : Underground, Garage, Covered, Private.

Category : Resale.

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