



## GROUND FLOOR APARTMENT 3 BEDROOMS 1.5 BATHROOM IN MANILVA

📍 Manilva

REF# R5204605 €265,000

BEDS

3

BATHS

1.5

BUILT

87 m<sup>2</sup>

TERRACE

5 m<sup>2</sup>

This elevated ground floor offers a pleasant living environment, bathed in sunlight from morning to evening thanks to its full south-facing orientation. The atmosphere is peaceful, with a beautiful sea view that can be enjoyed from the terrace with complete privacy. Whether for a quiet breakfast or a relaxing moment at the end of the day, the outdoor spaces are a real bonus.

The apartment features three well-designed bedrooms, a bright living room with a fully equipped open kitchen, a main bathroom, as well as a separate WC with laundry area. The two terraces extend the indoor space and allow you to fully enjoy the region's mild climate. A reversible air conditioning system is also installed to ensure comfort in every season.

The well-maintained residence is surrounded by greenery and includes a beautiful communal pool. The beaches are just a few minutes away by car, as well as shops, restaurants, and daily services.

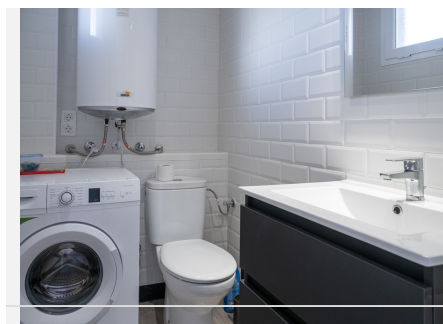
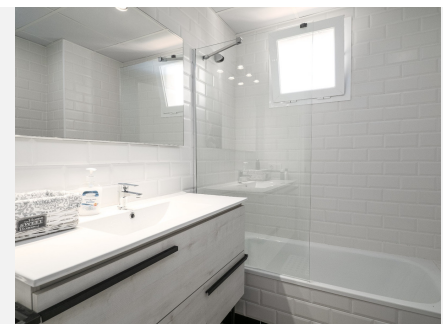
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Outdoor parking spaces are available right next to the building for added convenience.

It is an excellent location for those who wish to explore the region: Estepona, Sotogrande, Casares, and even Gibraltar are nearby, and Marbella or even Seville are easily accessible. Whether you enjoy the beach, nature, or culture, everything is within reach.

Historic cities such as Jerez, Cadiz, or Granada can be reached in a day, and golfers will be pleased to know that around ten renowned courses can be found within a 20 km radius.



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