



## HOUSE 3 BEDROOMS 2 BATHROOMS IN MANILVA

📍 Manilva

REF# R5356240 €650,000

BEDS

3

BATHS

2

BUILT

234 m<sup>2</sup>

PLOT

500 m<sup>2</sup>

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.

# BROMLEY ESTATES

*Marbella*

---

## VIEWS 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

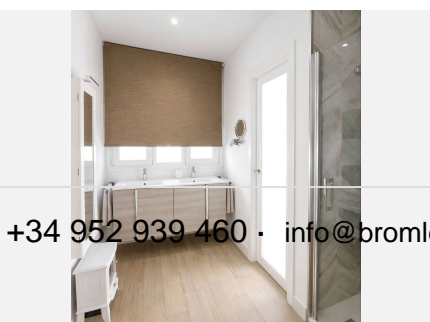
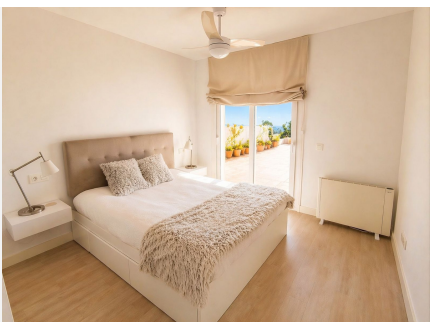
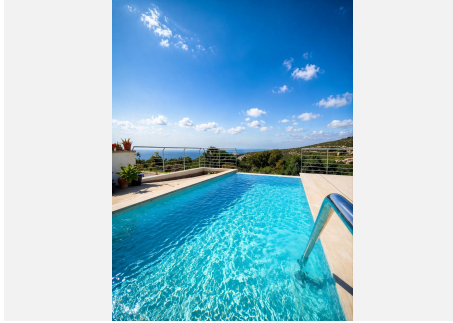
Property tax (IBI): €750/year

Ideal as a primary residence, second home or high-end investment

# BROMLEY ESTATES

*Marbella*

A truly unique property where the horizon becomes part of your home.  
Sea, Gibraltar and Africa... a view that redefines luxury living



+34 952 939 460 · [info@bromleyestatesmarbella.com](mailto:info@bromleyestatesmarbella.com) · Urbanizacion El Rosario, CN340, Km 188, Marbella, Malaga 29603

# BROMLEY ESTATES

*Marbella*

