



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN MANILVA

📍 Manilva

REF# R5383885 €295,000

BEDS

2

BATHS

2

BUILT

135 m<sup>2</sup>

TERRACE

20 m<sup>2</sup>

An excellent opportunity in Rock Bay II, a rapidly developing area on the Costa del Sol, just a few minutes from Sotogrande, its marina, beaches and prestigious golf courses.

The property features 2 bedrooms and 2 full bathrooms, laid out in a comfortable and functional manner. The spacious and very bright living room opens directly onto a pleasant private terrace, perfect for enjoying the Mediterranean climate all year round.

The property also includes a garage space, an added bonus that provides convenience and practicality for both a primary residence and a second home.

Set within a private residential development, the complex offers a communal swimming pool, tennis courts and extensive landscaped gardens, in a peaceful, well-maintained and very pleasant setting.

# BROMLEY ESTATES

*Marbella*

Its excellent location combines residential tranquillity with proximity to amenities, beaches and good transport links, making it an ideal choice for both living and investment.

A property that combines location, comfort and potential for appreciation in one of the most promising areas on the coast.

In compliance with Decree 218/2005, of October 11, which approves the Regulation on Consumer Information in the sale and rental of homes in Andalusia, the client is informed that the applicable notary and registration fees and taxes (ITP or VAT + AJD) and other expenses inherent to the sale are not included in the price.

