

# BROMLEY ESTATES

*Marbella*



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN MANILVA

📍 Manilva

REF# R5413633 €320,000

BEDS

2

BATHS

2

BUILT

81 m<sup>2</sup>

TERRACE

24 m<sup>2</sup>

Beautiful private residence with authentic Andalusian charm, nestled in the heart of beautifully landscaped gardens. The residence offers several swimming pools, tennis and padel courts, and enjoys a prime location just a few minutes' walk from shops, amenities, and the beach, directly opposite La Duquesa Golf Course.

This superb apartment features 2 bedrooms and 2 bathrooms with bathtubs, one of which is equipped with a hydromassage system. The master bedroom opens directly onto the main terrace, offering stunning open views of the sea and the golf course.

The fully equipped kitchen also includes a separate utility/laundry room for maximum comfort and convenience.

The spacious 25 m<sup>2</sup> terrace is a true outdoor living area, perfect for enjoying the sun, admiring the panoramic views, and relaxing in complete privacy, with no overlooking neighbors.

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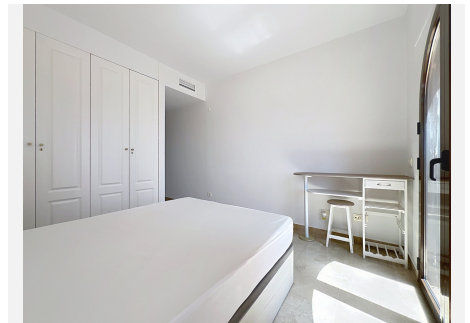
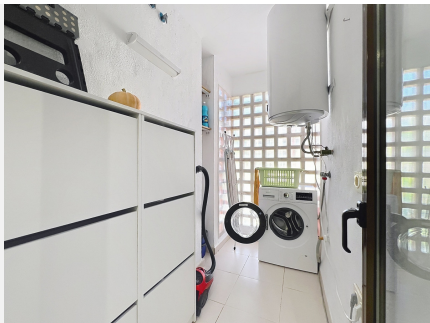
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The property also includes a parking space and a storage room in the basement. In addition, it benefits from an active tourist rental license, making it an excellent investment opportunity with proven rental income potential.

Whether you are looking for a holiday home, a sunny getaway, or a profitable investment, this property combines every advantage: exceptional climate, Mediterranean gastronomy, Andalusian lifestyle, and strong rental potential.

Its location is another major asset: only 10 minutes from Estepona, 25 minutes from Marbella, 50 minutes from Málaga, and very close to Gibraltar. It is even possible to reach Morocco by ferry for a day trip. Culture, sports, leisure, and the art of living all come together here to fully enjoy life's finest moments.



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