



**Property type :** Townhouse

**Location :** Manilva

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** Southwest

**Views :** Sea views

**Parking :** Open private parking

**House area :** 166 m<sup>2</sup>

**Plot area :** 63 m<sup>2</sup>

✓ Fitted wardrobes

✓ Fireplace

✓ Terrace

✓ Golf property

✓ Basement

✓ Solarium

✓ Storage room

✓ Utility room

✓ Airconditioning

Corner townhouse with breathtaking sea views.

The house, located in a tranquil area, is divided as follows:

On the ground floor, you'll find the kitchen, a guest toilet, and the living/dining area, leading to a terrace. From here, you have access to the private garden and the communal area with a pool. Part of the garden was originally designed as a parking area and can easily be restored to its original state.

The first floor comprises two bedrooms and two bathrooms (1 en-suite). Additionally, there's a partially covered, extremely spacious terrace on the top floor, offering a stunning view of the Rock of Gibraltar and the African coast. Here, you can enjoy the sun and panoramic sea views all day long. Furthermore, the house features a basement with a generous, flexible space that can be easily converted into two additional bedrooms, as well as a large separate laundry room.

The well-maintained residential complex boasts a beautiful pool, from which you can admire the nice sea views. The beach is only about a 15-minute walk away, while supermarkets, restaurants, and medical facilities are reachable within a few minute drive. The renowned "International School of Sotogrande" is also just a short drive away.



