



**Property type :** Apartment

**Location :** Manilva

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** No

**Views :** Sea views

**House area :** 122 m<sup>2</sup>

- ✓ Fitted wardrobes
- ✓ Terrace

- ✓ Lift
- ✓ Furnished

- ✓ Utility room
- ✓ Airconditioning



In the south of the Province of Malaga next to the Port of Sotogrande is the Complex Residential Rock Bay 1 in the Bahía Las Rocas urbanization, surrounded by nature, with Great views of the Mediterranean Sea and the Strait of Gibraltar. In this location you will discover This home that you can enjoy from the first day thanks to the fact that it is sold completely furnished and equipped.

The house has a pleasant and simple distribution, from a large hall we reach a comfortable living-dining room (23 m2 useful) that gives us access to a large terrace (20 m2 useful), charming stay where you will enjoy pleasant evenings thanks to its Spectacular views of the sea and the proximity and vegetation of the mountains. Since your purchase You will appreciate the wonderful environment in which you will live.

The kitchen is independent with a large window towards the living room, furnished and equipped with home appliances. Next to the kitchen there is a generous outdoor space for laundry and Storage, with ventilation and natural light.

The house has two double bedrooms, with large integrated wardrobes and natural light, and also two full bathrooms, one of them suite integrated into the master bedroom. with shower and bathtub.

Included in the price is a parking space for a large vehicle and next to it. find a private storage room. Access and maneuverability to them is very easy. both rooms located very close to the elevator in the same building for greater comfort and communication with the home.

It has good qualities: marble floors, high ceilings, built-in wardrobes up to the ceiling. roof and equipped inside, double-glazed windows, kitchen furnished with appliances (hob, extractor hood, refrigerator, oven, microwave, dishwasher, independent freezer, washer-dryer) and efficient and efficient facilities.

independent air conditioning (hot and cold) throughout the house, aerothermal for the production of hot water and complete security through an alarm connected 24 hours a day.

The house has a south-west orientation and perfect ventilation due to its layout between the two. facades of the building in which it is located. The Rock Bay 1 residential complex is distributed in 3 independent buildings surrounded by large green areas, a paddle tennis court and a swimming pool surrounded by lawns with sea views offering a peaceful lifestyle in an enclave extraordinary.

In 15 minutes walking you will reach a beautiful cove on the Mediterranean Coast without needing of crossing road. Just 5 minutes by car from the Port of Sotogrande, with easy and Quick access to all services such as shopping centers and international schools. Enjoy with very good and fast communications with the rest of the municipalities in the area, the airport from Gibraltar, Marbella and Málaga by highway.

Sotogrande has been a privileged place since the 60's with its unique lifestyle. From So families return again and again to enjoy the warmth, peace of the area and its leisure opportunities: prestigious golf courses, unique marina and sports aquatics, equestrian facilities and the passion for horses, bicycle clubs for discover nature, restaurants, art galleries, boutiques, home stores, local craft and agricultural markets, etc.

This is your opportunity to live next to Sotogrande .

