



**Property type :** Apartment

**Location :** Manilva

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal pool

**Views :** Sea views

**House area :** 108 m<sup>2</sup>

**Plot area :** 29 m<sup>2</sup>

**Terraces area :** 49 m<sup>2</sup>

**Beach :** 100 m

✓ First line of beach

✓ Gymnasium

✓ Garden

✓ Lift

✓ Close to beach

✓ Airconditioning



## Luxurious Beachfront Residences in Manilva: your Oasis on the Costa del Sol.

### Overview of Exclusive Residences.

This prestigious beachfront development in Manilva offers a range of luxury homes: 66 two, three, and four-bedroom apartments, spacious three and four-bedroom penthouses, and five elegant bungalows. Located just 100 meters from the beach, each home is designed with expansive terraces to capture panoramic views of the Mediterranean Sea, providing a serene and luxurious lifestyle.

### Prime Location with Easy Access to Estepona and Sotogrande.

Situated on the shores of the Mediterranean, this development places you in a prime location near Estepona, known as the “jewel of the Costa del Sol,” and Sotogrande, famous for its marina and polo fields. Manilva’s tranquility allows residents to enjoy the calm of the sea while remaining close to vibrant destinations. Marbella, Gibraltar, and Tarifa are easily accessible, and Malaga Airport, Gibraltar Airport, and Jerez Airport are each under an hour’s drive away, providing convenient travel options.

### Impressive Amenities for a Unique Living Experience.

This development offers a wealth of exclusive amenities. It includes a fully equipped fitness center with sea views, an infinity pool, a children’s saltwater pool, and landscaped gardens spanning over 5,000 m<sup>2</sup>, plus an additional 13,500 m<sup>2</sup> public green area. These lush, landscaped areas create a natural and relaxing environment, offering pathways, indigenous plants, and scenic spaces for residents to unwind.

### Thoughtfully Designed Interiors and Modern Comforts.

Each home is designed for modern luxury with fully furnished kitchens and advanced comforts like underfloor heating, customizable climate control, and integrated domotic systems for temperature and lighting management. Bedrooms and living spaces offer a cozy, contemporary atmosphere, blending elegance and functionality.

### Exclusive Community Services and Security.

This gated community offers residents added security with surveillance systems, smart parcel delivery boxes, and a dedicated app for managing community services, room bookings, and notifications. Additional amenities include a reception area, coworking spaces, a relaxation zone, a yoga area, a Turkish bath spa, and an entertainment lounge with a library and projector.

### Distances to Nearby Points of Interest:

- Estepona: 15 km
- Sotogrande: 10 km
- Gibraltar Airport: 35 km
- Málaga Airport: 90 km
- La Duquesa Port: 5 km
- Valderrama Golf Course: 12 km

This remarkable development sets a new standard for beachfront luxury living on the Costa del Sol, providing the ultimate lifestyle for those seeking both tranquility and access to renowned destinations.

