



**Property type :** Detached Villa

**Swimming pool :** No

**House area :** 235 m<sup>2</sup>

**Location :** Manilva

**Plot area :** 609 m<sup>2</sup>

**Bedrooms :** 3

**Bathrooms :** 3

#### High-Spec Modern Villa – Walking Distance to the Beach

This exceptional modern villa, built in 2021, offers 3 bedrooms and 3 bathrooms on a generous 600 m<sup>2</sup> private plot. Ideally located within walking distance of the beach and everyday amenities, the home combines sleek design with premium finishes and a long list of luxury extras added by the current owner.

##### ◆ Property Features:

- 3 spacious bedrooms & 3 modern bathrooms
- 600 m<sup>2</sup> private plot with landscaped garden
- Built in 2021 – high quality construction
- Private saline swimming pool with electric safety cover
- Closed garage for 2 cars

##### ✂️ Luxury Extras & Finishes:

- Glass-enclosed porch (Lumon system) with remote-controlled electric blinds
- Electric blinds throughout the home (including staircase)
- Aerothermal system for efficient climate control
- Premium Saloni porcelain flooring indoors and outdoors
- Fully fitted designer kitchen with Neff high-end appliances, all WiFi-connected

##### ◆ Lifestyle & Location:

Designed for contemporary Mediterranean living, this villa seamlessly blends indoor comfort with outdoor elegance. Enjoy the privacy of your own pool and garden while being just a short walk from the beach, shops, restaurants, and services. Golf courses, schools, and leisure facilities are also close by, making this an ideal permanent home or holiday retreat.

##### Highlights:

- Modern villa with high-spec finishes
- 3 bedrooms, 3 bathrooms
- 600 m<sup>2</sup> private plot with pool & garage
- Walking distance to beach & amenities
- Luxury extras rarely found in standard builds







