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# Floors

Manilva




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| Rooms: 2 | Bathrooms: 2 | M²: 120 | Price: 358,000 € |
| Status: Sale | Property Type: Floors | Reference: R5121505 | Publish date: 11.03.26 |

Overview:Elevated sea view apartment WITH TOURIST LICENSE!!! Renovated and offering panoramic views of the sea, Gibraltar, and the African coast □□ A refined property, designed to fully enjoy life by the sea, all year round. This 121 m² apartment, including a 21 m² terrace, has been renovated with quality materials and tastefully furnished. From the entrance, you can feel the attention to every detail: harmonious layout, smooth flow, and modern comfort. The spacious living room opens onto a southwest-facing terrace, transformed into a true additional living space thanks to the "cortinas de cristal" — frameless glass curtains. These adjustable panels allow you to enjoy the terrace year-round: fully open in summer, partially or fully closed depending on the season. The terrace, slightly elevated to preserve the view even while seated, offers a breathtaking panorama of the Mediterranean, the Rock of Gibraltar, and the Moroccan coastline — all while maintaining privacy thanks to a discreet low wall. The brand-new high-end Italian kitchen combines design and functionality: stone countertop and backsplash, all lower cabinets with drawers, etc. It opens onto a fully equipped laundry room with custom-built cabinets, providing

practical and stylish storage — a rare feature in properties of this kind. In the sleeping area, two comfortable bedrooms with built-in wardrobes and two bathrooms (one en suite) complete the home. The marble flooring adds to the timeless elegance throughout. The residential complex is quiet and secure. It features a large swimming pool surrounded by lawn, with sun loungers and umbrellas, as well as a paddle court. The property is sold with an underground parking space and a spacious storage room — ideal for seasonal equipment or extra storage. Just 1 km from the sea on foot, 3 km from the chic and lively Sotogrande marina, 3 km from Puerto de la Duquesa, and within immediate reach of world-renowned golf courses (Valderrama, La Reserva, etc.). Shops, restaurants, and services are only minutes away. A rare and versatile opportunity: This apartment is perfectly suited for year-round living, a luxury second home, or as a seasonal rental investment (active tourist license). Comfort, views, and elegance come together effortlessly. Tastefully furnished and move-in ready.

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Features:

Pool, Air conditioning, None, Sea views, Lift, None, 24H Security, Parking