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semi-detached house for sale Manilva, Costa Del Sol Occidental

THE PERFECT LOCATION ON THE COSTA DEL SOL:~Manilva, 5 minutes from Sotogrande ~~Discover the Charm of Manilva & Sotogrande: A Hidden Gem of the Costa del Sol~Manilva: A Tranquil Escape by the Sea Manilva, nestled along the stunning coastline of the Costa del Sol, offers a perfect blend of natural beauty, traditional Andalusian charm, and Mediterranean serenity. With its beautiful beaches, rolling vineyards, and the majestic backdrop of the Sierra de Ronda mountains, it is the ideal place for those seeking a peaceful retreat. The town is renowned for its laid-back atmosphere and close proximity to the Mediterranean, making it a haven for beach lovers and outdoor enthusiasts.~~Sotogrande: The Epitome of Luxury Living Just a short distance away, Sotogrande stands as one of the most exclusive and luxurious developments on the Costa del Sol. Known for its world-class marina, top-tier golf courses, and high-end real estate, Sotogrande offers a sophisticated lifestyle that appeals to both those seeking tranquility and those desiring adventure. The area boasts some of the best golfing facilities in Europe, including the prestigious Valderrama Golf Club, and is also a popular spot for sailing and other water sports.~~~This townhouse features 3 bedrooms, a basement, parking for two cars, a terrace, garden, solarium, 2 bathrooms, and 1 guest toilet, with panoramic views of both the sea and the mountains. It also includes access to a communal swimming pool.~With breathtaking views over the sea, Gibraltar, and the coast of Morocco, this property offers the perfect orientation to enjoy the Mediterranean lifestyle to its fullest. Here, you will be surrounded by the stunning landscapes of the Costa del Sol—a region renowned for its mild climate, natural beauty, and laid-back way of life.~This exceptional development is located in one of the best places in Europe to live, with panoramic vistas of the sea and mountains and a wide range of activities to enjoy. The location is ideal for those seeking a relaxed, outdoor lifestyle, and offers easy access to Marbella and Sotogrande, two of the most exclusive areas in Southern Spain.~Nestled in the heart of the Costa del Sol, this townhouse is only a short distance from the beach and easily accessible by road, with direct links to the N340 at km 150. The international Málaga airport is just an hour away, and Gibraltar airport is only 25 minutes by car. ~Surrounded by green spaces and some of Europe’s best golf courses, the townhouse is just 5 minutes from La Reserva Club in Sotogrande, a vibrant leisure zone that includes golf, horseback riding, and a resort with restaurant facilities, a white sand beach, and a lagoon for sports activities.~AN IDEAL LIFESTYLE INVESTMENT:~Investing in the Costa del Sol offers more than just a home—it’s an opportunity to embrace a lifestyle marked by tranquility, natural beauty, and a world-class climate. Here, you will find a harmonious blend of modernity and tradition, offering a perfect escape or an enviable

place to call home. The Costa del Sol is not only an exclusive destination but also a fantastic location to invest, with a thriving property market, steady rental demand, and long-term value appreciation.~DESIGN AND QUALITY THAT BRINGS NATURE INSIDE:~The design of this townhouse features clean, contemporary lines that act as a perfect frame to let nature invade every corner of your home, connecting you with the environment. With carefully selected materials, each room exudes warmth and elegance, creating a welcoming, symbolic, and comfortable living space.~You can choose from a wide range of optional features such as BBQs, Jacuzzis, and flooring finishes, so your home perfectly suits your lifestyle* (subject to availability).~COMMUNAL AREAS THAT ENHANCE YOUR LIFESTYLE:~The residential community is completely enclosed and gated, ensuring privacy and peace of mind. The communal areas feature LED lighting for maximum energy efficiency and bollard lighting to minimize light pollution, as well as ramps for easy access.~Enjoy the following communal facilities:~A large swimming pool, which will incorporate cutting-edge technology, including a neolysis system to ensure healthier water.~A tennis court, a children’s playground, and the opportunity to enjoy the outdoors in a secure and private environment.~A HOME BUILT TO LAST:~Foundation and Structure:~Reinforced concrete foundation and structure, supervised by an independent Technical Control Agency.~Roofing:~Flat roofs, waterproofed and thermally insulated, with non-slip ceramic flooring on walkable terraces and gravel on non-walkable terraces. The solarium will feature artificial grass.~Facade:~The exterior facade is finished with a cement-based plaster over brickwork, with an interior drywall partition and thermal and acoustic insulation between both layers.~Interior Partitions and Insulation:~Interior walls between properties are made of brick with drywall or plastered brick, providing excellent thermal and acoustic insulation.~Exterior Carpentry:~High-quality aluminum windows, lacquered in a color defined by the project, with thermal break (RPT) and micro-ventilation systems.~Double-glazed windows with air chambers.~Interior Carpentry:~Secure entrance door to the townhouse, complying with safety regulations.~White lacquered interior doors with locks on bathrooms and toilets.~Built-in wardrobes with matching doors, lined interiors, and metal hanging rails.~Flooring and Tiling:~Laminated flooring in the living room, kitchen, bedrooms, hallway, and vestibule.~Non-slip ceramic flooring in bathrooms, toilets, terraces, and porches.~Ceramic or natural stone flooring in common areas.~Sanitary Fittings and Taps:~First-quality vitrified porcelain sanitary fittings in all bathrooms and toilets, with shower trays as per property type.~Chrome-finished taps with single-lever control and water-saving mechanisms.~Kitchen Fittings:~Fully equipped kitchen with base and upper cabinets, stainless steel sink with monobloc faucet, extractor fan, and appliances including ceramic hob, refrigerator, washing machine, oven, and dishwasher.~Electricity and Telecommunications:~Electrical installation complying with the Low Voltage Electrotechnical Regulations.~Modern electrical mechanisms and telecommunications installation, including USB charging points and video intercom systems.~Hot Water System:~Aerothermal system for the production of sanitary hot water (ACS).~Air Conditioning:~Air conditioning with a heat pump system (cooling and heating), using ducts and white lacquered return grills.~Special Installations:~Designed in compliance with the CTE (Technical Building Code), Accessibility Regulations of Andalusia, and the Renewable Energy and Energy Efficiency Regulations.~A modern telecommunications installation, including fiber optics and coaxial cable, for optimal digital connectivity.~Mechanical ventilation in the garage with fire and CO detectors connected to an alarm system.~Common Areas and Services:~Energy-efficient lighting in the common outdoor areas, including bollards to prevent light pollution.~Low-consumption LED lighting in access points, garages, and communal areas.~Automatic vehicle access gate with remote control.~Polished concrete flooring and painted vertical surfaces in the garages.~Maximum accessibility with ramp access.~~WHY INVEST IN THE COSTA DEL SOL?~The Costa del Sol is one of Europe's most coveted destinations, attracting investors, vacationers, and retirees alike. With its Mediterranean climate, breathtaking views, and unparalleled amenities, it’s an ideal place to live, work, and unwind. From world-class golf courses and luxury resorts to a rich cultural heritage and a wide array of outdoor activities, the Costa del Sol offers everything needed for a relaxed yet fulfilling lifestyle. Investing here means securing a future where beauty, nature, and luxury meet in perfect harmony.~~*Optional

features are not included in the standard pricing and are subject to availability based on construction progress.~

property details

Spanishestate id:	**6237662**
reference::	**3476-03539**
close to/ located:	**Manilva**
region:	**Costa Del Sol Occidental**
property type:	**semi-detached house**
rooms:	**3**
property surface:	**370 m2**
surface plot:	**- m2**
price:	**€ 595.000**

contact

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