



## Townhouse for sale in Manilva, Manilva

265,000 €

Reference: R5216590    Bedrooms: 2    Bathrooms: 3    Build Size: 107m<sup>2</sup>    Terrace: 70m<sup>2</sup>





## Costa del Sol, Manilva

Discover this enchanting townhouse in the idyllic village of Manilva Pueblo, a serene haven on the Costa del Sol celebrated for its traditional whitewashed Andalusian charm, breathtaking panoramic views of the Mediterranean Sea, lush vineyards, and the iconic Rock of Gibraltar in the distance. Perched on a gentle hillside just 3-5 km from unspoilt beaches like Playa de Sabinillas, this property offers an ideal blend of peaceful rural living and everyday convenience—perfect for families, couples, or retirees. A brief walk connects you to essential amenities such as supermarkets (including Mercadona), schools, welcoming cafés, pharmacies, and bakeries, simplifying daily life. With seamless access to the A-7 motorway, you're a mere 10-15 minutes from the sophisticated marina of Sotogrande, the vibrant town of Estepona, or the luxury of Marbella, all while savouring Manilva's renowned sweet Moscatel wines and over 300 days of glorious sunshine annually in this welcoming expat community. Thoughtfully arranged over three levels with flexible dual entry from the first or second floor, this 107 m<sup>2</sup> (89 m<sup>2</sup> usable) south-facing retreat is in superb second-hand condition, featuring marble flooring throughout and spectacular vistas. The first floor boasts two spacious bedrooms with fitted wardrobes, air conditioning, and en-suite bathrooms, both opening to a shared terrace that leads directly to the urbanisation's inviting swimming pools—ideal for leisurely swims. A wide hallway reveals a versatile third auxiliary room, perfect as a guest suite or home office. This level also includes a dedicated storage space connecting to a private garage with built-in storage solutions, plus an under-stairs cupboard for additional organisation. Ascend to the second floor, where an independent, fully equipped kitchen with ample storage awaits, alongside a bright living-dining room with air conditioning and a cosy fireplace, seamlessly flowing to a large terrace with awe-inspiring views—enhanced by awnings for year-round use and currently set up as a barbecue area. A spiral staircase ascends to a private rooftop solarium, offering endless potential as a chill-out zone. A guest cloakroom ensures visitors have convenience without accessing private areas. Equipped with individual heat pump heating, air conditioning throughout, and an energy certificate indicating 185.5 kWh/m<sup>2</sup> annual consumption and 33.6 kg CO<sub>2</sub>/m<sup>2</sup> emissions, this home includes a garage and storage. Residents enjoy communal pools in a secure, well-kept environment. A video tour is available upon request—this distinctive property is ready to embrace your lifestyle; contact us today to explore.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Near Church  
Fiber Optic

### Views

Mountain  
Country  
Garden  
Pool

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Private

### Orientation

South

### Setting

Commercial Area  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Village

### Furniture

Fully Furnished

### Security

Gated Complex  
Entry Phone

### Climate Control

Air Conditioning

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered