+34 604 489 646
info@luxury-realty.com
luxury-realty.com



MANILVA

# ■■■■■ ■ Manilva

845 000 €

■■■■■■■■ R5394268

| 3 | 3 | 250 m² | 890 m² | 60 m² |
|---|---|---|---|---|
| ■■■■■■■ | ■■■■■■ | ■■■■■■■ | ■■■■■■■ | ■■■■■■■ |













## ■■■■■■■■

Located in the prestigious La Paloma urbanization, between San Luis de Sabinillas and Sotogrande, this charming villa enjoys a privileged setting between Sotogrande Marina and Puerto Deportivo de La Duquesa, both just a 10-minute drive away. In these lively areas you will find a wide selection of restaurants, beach bars, leisure venues and shopping areas with supermarkets, pharmacies and schools, making everyday life comfortable and convenient. With an elegant classic and traditional style, this magnificent property stands out for its charm and the pleasant sea views it offers from different parts of the house. It sits on a flat 890 m² plot, where a large private swimming pool blends perfectly with beautifully maintained gardens filled with flowers and trees, creating an atmosphere of tranquility and privacy. The property is distributed over two floors. On the main floor there is a cozy living room with a fireplace, ideal for relaxing moments, a kitchen opening onto a pleasant porch, two bedrooms, one bathroom and a guest toilet. On the upper floor there is a spectacular master bedroom with a private terrace and panoramic views over the entire coastline, a perfect space to relax and enjoy the surroundings. Facing east, the house enjoys abundant natural light throughout much of the day. With a built area of 250 m², the property also features a full basement level used for storage, providing a large and practical extra space. Inside the property there is covered parking for two vehicles. Among its additional features are solar panels for water heating, individual hot and cold air conditioning, and electric awnings on the terrace, providing comfort and energy efficiency. In short, this is a magnificent opportunity to acquire a charming home with great ■potential ■to ■personalize ■to each ■owner's ■taste. ■A ■true ■dream house ■located ■in a ■peaceful ■area, yet ■with ■excellent ■connections ■and easy access ■to ■the ■Autovía ■del ■Mediterráneo ■A-7.

## ■■■■■■

| | | | |
|---|---|---|---|
| ■■■■■■■■ | R5394268 | ■■■ ■■■■■■■■ | ■■■■■ |
| ■■■■■■■ | ■■■■■■■ | ■■■■ | 845 000 € |
| ■■■■■■■■ | 3 | ■■■■■■■ | 3 |
| ■■■■■■■■ | 250 m² | ■■■■■■■■ | 890 m² |
| ■■■■■■■■ | 60 m² | ■■■■■■■■■ | ■■ ■■■■■■■■ |

## ■■■■■■■■■■■■■■■■■

■■■■■■■■, ■■■■■■■■■■■■, ■■■■■■■■■■, ■■■■ ■■ ■■■■■, ■■■■ ■■ ■■■■■, ■■■■■■■■ ■■■■, ■■■■■■■■■■■■■■, ■■■■■■■■■, ■■■■ ■■■■■■■, ■■■■■■■■■■■, ■■■■■■■■■


■■■■■■■ ■■■■■■■■■■■■■■■

■■■■■■■■■■ ■■■■■■■■■■■ ■■■■ ■■■■■■■■
■■■■■■■■■ — ■■■■■■ ■■■■ ■■ ■■■■■■■■■■■■.

+34 604 489 646
info@luxury-realty.com
Avda. Rotary International, 5 · Edificio
Tembo, 23
29660 Marbella