MANILVA

sypialnie	■azienki	zbudowany m²	taras m²
3	---	198	102

DOM SZEREGOWY W MANILVA

Unique opportunity! Luxury, key ready designer three-bedroom, four storey townhouse, featuring two large Southwest facing terraces and extensive private solarium with glass balustrades and superlative views of the Mediterranean, Sotogrande, the beaches of Alcaidesa, and Gibraltar and Morocco beyond. The property briefly comprises: Open plan ground floor living room with remodelled designer Schmidt kitchen featuring highest quality Siemens Studio Range appliances and luxurious marble finishings. Living room opens on to large private Southwest facing terrace via full width sliding patio doors. Entrance hall with guest WC. There is a small private garden to the front of the property. First floor accommodation includes Master bedroom with ensuite bathroom with walk-in shower and private Southwest facing terrace. 2 further double bedrooms and family bathroom with walk-in shower. Second floor provides open plan office area overlooking and opening on to Solarium with large dining area, jacuzzi, outdoor kitchen with BBQ, sink, water heater and built in fridge. Separate lounge area with gas fire-pit and useful storage unit. Basement comprises remodelled open plan basement to provide separate utility room, storage area with fitted storage racking and Miele washing machine and tumble dryer, and feature wine storage unit and cocktail bar. The storage area could be easily converted into a fourth bedroom or games room if required. There are also 2 secure private car parking spaces with electric vehicle charging point. The present owners have invested in extensive upgrades, interior remodelling, decoration and furnishings to boutique hotel style and quality by renowned Marbella Interior Designer including: • Feature TV wall unit with Optimyst realistic flame fire. • New high-quality fully equipped kitchen with top of the range Siemens appliances, including double oven with integral microwave, induction hob, extractor fan, dishwasher and Osmosis water filter system. Marble worktops, splashbacks and breakfast bar peninsular unit. • Upgraded electrical sockets and switches throughout. • Fitted vanity unit drawers in both bathrooms and guest WC. • Heated towel rails to bathrooms • Glass shower screens. • Fitted drawer units in all wardrobes. • Designer lighting throughout. • Feature lighting to staircase over 4 floors. • Remodelled basement to provide separate utility room with Miele washing machine and tumble dryer, storage area with fitted storage racking and, and feature wine storage unit and cocktail bar. • Ceramic tiling to solarium. • Security alarm • Privacy glazing between neighbouring houses. • Pet-friendly top quality artificial grass to front garden. Delivered in 2022 the property is set within a boutique residential development in the beautiful natural surroundings of Bahía de las Rocas. A tranquil position with the best panoramic views of Mediterranean, Sotogrande, Gibraltar and Morocco. Onsite the communal areas offer swimming pools, padel tennis court and a children's play area. Surrounded by green areas and the best golf courses in Europe. Only 10 minutes away from Sotogrande Marina and the La Reserva Club, a great leisure area which includes Golf, Horse riding and resort with restaurant facilities, a white sandy beach and lagoon for sports activities.

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