

Townhouse for sale in Manilva, Costa del Sol

3 Bedrooms | 2 Bathrooms | 286 m² Interior | 63 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 900 IBI | € 251 Community fees



Property Description

This fabulous, well-presented 3 bedroom 2 bathroom townhouse provides sea and mountain views and surrounding landscape from both the generous size ground floor terrace and top floor solarium. The property comes fully furnished and includes a store room and utility room on the ground floor and underground parking for 2 cars and motorbike in a private garage in the basement.

The property is located in the urbanisation, La Vizcarronda, located in Duquesa Golf. It is a fantastic, well-maintained urbanisation, predominantly townhouses and penthouses within beautifully maintained gardens with 3 communal pools. The urbanisation is very private and secure within a gated community. The popular Marina de la Duquesa is a 25 minute walk away or alternatively a few minutes drive via the internal roads. Marina de La Duquesa is a lovely Marina with a number of local and international bars, restaurants, cafés. The beach is also only a few minutes away. You could even follow the promenade and walk along the Casares coast to

This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice.

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neighbouring Sabinillas. The beach promenade or paseo has a selection of quality tapas bars, restaurants, and beach chiringuitos offering a variety of local and international cuisine. The beach has been awarded the Blue Flag, a distinction awarded by the European Foundation for Environmental Education.

The property has 4 floors, living area across 2 floors (ground and first floor), basement garage and solarium. The property is air-conditioned throughout, has fitted wardrobes, utility room, guest toilet, store room and private garage for 2 cars and a motorbike with additional space for storage. The townhouse offers spectacular views from a generous sized terrace on the ground floor, 2 private bedroom terraces (Master and Bedroom 2) on the first floor and the Solarium.

As you enter the property into the reception area to your right is the guest toilet and store room and as you pass through the two column archway on the left is the entrance to the kitchen. The fully fitted kitchen is well designed in a L-Shape, providing plenty of work surfaces, cupboards and desirable mod-cons. The well designed kitchen demonstrates good planning of workflow. On the right is a large window hatch looking into the open plan dining / lounge. On the left at the end of the kitchen is a closed door and large window that leads into the generous sized utility room. The utility room generates plenty of natural light that also flows into the kitchen.

As you leave the kitchen you face the staircase that leads down to the basement garage, and upwards to the first floor and solarium. Turning left you enter the open plan lounge / dining area. The open plan lounge / dining room is bright and airy with plenty of natural light emanating from 2 floor to ceiling sliding patio doors, one positioned by the dining area and one in the lounge both giving direct access to the terrace. The lounge has a working fireplace providing additional character. The wall opposite the dining area has the kitchen hatch allowing for interaction when entertaining guests and ease of passing dishes through to the dining area.

The generously sized ground floor terrace has plenty of space for entertaining, alfresco dining, BBQ or simply relaxing with a glass of wine watching the sunset. The terrace provides stunning sea, mountain and golf views as well as the surrounding landscape.

The bedrooms and bathrooms are located on the first floor. The Master bedroom with ensuite has a bath shower and has plenty of natural light via 2 windows. The Master bedroom has floor to ceiling sliding patio door providing access to a private terrace providing the stunning views of the coast line and mountain. Bedroom 2 and bedroom 3 both share the family bathroom that also has a bath shower. Bedroom 2 also has a patio door that provides direct access to a private terrace overlooking the gardens.

The top floor provides access to the Solarium, another fantastic space for admiring the stunning views from a greater height, entertaining guests or simply relaxing.

Access to the basement garage is via a locked door at the bottom of the staircase. As you enter the basement garage you face the garage door and as the censored lights come on you start to appreciate the generous size. The garage can fit 2 cars and a motorbike and as you turn the corner you realise the space continues where more items could be stored.

As you leave the townhouse and turn right you can see the nearest communal pool within beautiful gardens.

If you fancy a day out shopping, Marbella is only 25 minutes away, and Gibraltar is within commutable distance. The white mountain town of Manilva or the popular seaside town of Estepona with its cobbled streets and stunning promenade is only a 10-minute drive away. You will be spoilt for choice if you are a passionate golfer, Duquesa golf is the closest although there are numerous golf clubs within the vicinity.

Come view with me!

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