

## 3 bedroom Townhouse for sale in Manilva, Málaga

513,000€



Under construction with delivery December 2024.

Phase II of a fabulous new townhouse development on only 16 units, each comprising 3 bedrooms + 2 bathrooms. Prices from €513,000.

Offering beautiful views from an elevated position in Bahia de Las Rocas halfway between La Duquesa and Sotogrande in Costa del Sol West in the municipality of Manilva.

Built over 3 levels including basement of minimum 43m<sup>2</sup> + roof top terrace of minimum 54m<sup>2</sup>. Each property has a private use garden as well of minimum 16 - 119m<sup>2</sup>, pending on unit.

SPECS include insulation with expected energy rating B, aero-thermal system for air-conditioning hot & cold, built-in wardrobes. The flooring is laminate in living room, kitchen, bedrooms, hall and corridor, ceramic flooring in bathrooms and toilets. Non-slip ceramic flooring on terraces and in porch, fully fitted kitchen with fridge-freezer, oven, ceramic hob, extractor, dishwasher and washing machine, double glazing, video-entry phone.


The roofs will be flat, waterproof and with thermal insulation.

Please note! Jacuzzi is optional, but not included in the price.

The complex is fully enclosed and fenced, with large swimming pool, paddle tennis courts and children's area. The community areas are lit by LED lighting for maximum energy efficiency, Bollard lighting to avoid light pollution. Garage with 2 parking space per unit.

Payment form: Reservation €10,000 / Private Purchase Contract with payment of 30% minus deposit + VAT / 70% + VAT upon completion at the public notary.

 3 bedrooms

 48m<sup>2</sup> Plot size

 2 bathrooms

 Swimming Pool

 166m<sup>2</sup> Build size