

## 2 bedroom Apartment for sale in Manilva, Málaga

530,000€

New residential development located in the elevated area of Bahía de las Rocas, Manilva, offering a peaceful setting with open sea views and a more natural, less built-up feel compared to much of the coast. Positioned between Sotogrande and Estepona, the location gives easy access to both marinas, golf courses and a wide choice of beaches, while still feeling tucked away and residential.

The project consists of contemporary 2 and 3 bedroom apartments, all designed with a focus on light, outdoor living and practical layouts. Most properties are south-east or south-west facing, allowing for all-day sun and, in many cases, uninterrupted views of the Mediterranean coastline.

The apartments follow a modern open-plan concept, with living spaces flowing directly onto generous terraces through large sliding doors. These outdoor areas are a key feature of the development, designed to be genuinely usable extensions of the interior, with enough space for dining, lounging and enjoying the views. Ground floor units benefit from private gardens, while penthouses offer solariums for additional outdoor space.

In terms of specifications, the focus is on clean, contemporary finishes with good quality materials throughout. Kitchens come fully fitted and equipped with Bosch appliances or similar, and bathrooms are finished with modern fittings. The properties also benefit from strong insulation and soundproofing in line with current European standards, as well as energy-efficient systems including aerothermia for hot water and climate control.

The community is gated and designed for low-density living, with landscaped gardens, communal swimming pools and a fitness area. Each property includes an underground parking space, storage room and pre-installation for electric vehicle charging.

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|--|---|---|
| <input type="checkbox"/> 2 bedrooms                    | <input type="checkbox"/> 2 bathrooms                    | <input type="checkbox"/> 82m <sup>2</sup> Build size      |
| <input checked="" type="checkbox"/> Swimming Pool      | <input checked="" type="checkbox"/> a estrenar          | <input checked="" type="checkbox"/> aire acondicionado    |
| <input checked="" type="checkbox"/> apartamento        | <input checked="" type="checkbox"/> armarios empotrados | <input checked="" type="checkbox"/> ascensor              |
| <input checked="" type="checkbox"/> azotea             | <input checked="" type="checkbox"/> calefacción central | <input checked="" type="checkbox"/> cocina amueblada      |
| <input checked="" type="checkbox"/> cocina equipada    | <input checked="" type="checkbox"/> edificio con garaje | <input checked="" type="checkbox"/> exterior              |
| <input checked="" type="checkbox"/> jardín comunitario | <input checked="" type="checkbox"/> luminoso            | <input checked="" type="checkbox"/> obra nueva            |
| <input checked="" type="checkbox"/> parking            | <input checked="" type="checkbox"/> piscina comunitaria | <input checked="" type="checkbox"/> plaza garaje incluida |
| <input checked="" type="checkbox"/> sótano             | <input checked="" type="checkbox"/> terraza             | <input checked="" type="checkbox"/> urbanizacion privada  |