



## Townhouse for sale in Manilva, Manilva

395,000 €

Reference: R5116993 Bedrooms: 3 Build Size: 170m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, Manilva

Beachfront Townhouse in Martagina, Manilva 3 Bedrooms | Sea Views | Spacious Layout Discover this charming townhouse located in the sought-after La Borboleta development, a beachfront gated community in Manilva with direct access to the seaside promenade — perfect for enjoying scenic walks and breathtaking sunsets. The area is peaceful, safe, and well-connected to beach bars, restaurants, supermarkets, and nearby services. Just 10 minutes from Sotogrande and 20 minutes from Estepona and Gibraltar Airport. Main floor: Bright and spacious living room with access to a 30 sqm private terrace. Independent kitchen with separate laundry room and guest toilet. First floor: Master bedroom with sea views, private terrace, and en-suite bathroom recently renovated with a walk-in shower and large window. Two double guest bedrooms with fitted wardrobes and shared bathroom, also renovated with a walk-in shower. Top floor: A versatile space currently used as a home office and private lounge, with access to a panoramic rooftop terrace with bubble jacuzzi and stunning sea views. Basement level: Direct access from the main terrace to a private garage for two cars and a large 50sqm basement ideal for creating a guest apartment, gym, game room or anything you desire. The community offers premium features such as a beach-club-style swimming pool, lush gardens, and sunbeds in a secure, gated setting. Extras include: reinforced security door, double-glazed windows, smooth walls, quality finishes, fitted wardrobes, equipped kitchen, and renovated bathrooms. A fantastic opportunity to own a spacious home by the sea — ideal as a family residence or holiday escape. Contact us for more information or to schedule a viewing!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
WiFi  
Utility Room  
Barbeque  
Basement  
Fiber Optic  
Jacuzzi

### Setting

Beachside  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Beachfront  
Front Line Beach Complex

### Furniture

Optional

### Security

Gated Complex  
Safe

### Category

Investment  
Resale  
Bargain  
Contemporary  
Beachfront

### Orientation

South  
South East

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
More Than One

### Energy Rating

B

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace

### Pool

Communal  
Children`s Pool

### Garden

Communal  
Landscaped

### Utilities

Electricity

### CO2 Emission Rating

B