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Villa in Manilva

Reference: R4226836



Bedrooms: 2

Bathrooms: 2

M² Build size: 60

Price: 692,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 46,000













Overview:

Luxury Realty is proud to present a truly exceptional and rare opportunity to acquire a substantial and historically rich property in the highly sought-after region of Manilva, nestled on the sun-drenched Costa del Sol in Southern Spain. This unique estate transcends the ordinary, offering not just land, but a profound connection to the agricultural heritage of Andalusia, combined with unparalleled potential for creating a bespoke luxury residence or a boutique viticultural venture.

Spanning an impressive 46,000 square meters (approximately 4.6 hectares or 11.3 acres), this expansive estate is a canvas awaiting the vision of a discerning investor or an individual dreaming of an idyllic, self-sufficient lifestyle. What truly sets this property apart is its significant allocation of 27,000 square meters dedicated to protected vineyards. This designation underscores the land's inherent value and its deep roots in the region's esteemed winemaking traditions. The presence of protected vineyards offers a rare chance to cultivate your own high-quality grapes, potentially producing exclusive wines, or simply to enjoy the picturesque beauty and ecological benefits of owning such a unique agricultural asset. Imagine waking up to the gentle rustle of grapevines, bathed in the Mediterranean sun, knowing that a part of Andalusia’s viticultural legacy is yours to preserve and enhance.

The Undeniable Allure of Manilva and the Costa del Sol

The location of this estate is, without a doubt, one of its most compelling attributes. Situated in Manilva, a charming and authentic Andalusian town, the property benefits from a privileged position that perfectly balances serene rural living with vibrant coastal accessibility. Manilva, known for its whitewashed villages, historic castle, and delightful gastronomy, offers a taste of traditional Spain that is increasingly rare to find. Its rolling hills, bathed in sunshine almost year-round, provide the ideal microclimate for viticulture, making this vineyard estate particularly significant.

Connectivity is paramount, and this estate delivers. Despite its tranquil setting, it is mere minutes away from the bustling coastal town of Sabinillas, renowned for its pristine Blue Flag beaches, lively promenade, and an array of international restaurants and amenities. The golden sands and crystal-clear waters of the Mediterranean are virtually on your doorstep, offering endless opportunities for leisure, water sports, or simply unwinding under the Spanish sun. For sailing enthusiasts, the picturesque Puerto de la Duquesa, with its charming marina, yachting facilities, and waterfront dining, is also just a short drive away, providing a sophisticated hub for nautical adventures.

Beyond Manilva and Sabinillas, the broader Costa del Sol beckons. World-class golf courses, such as Valderrama and Finca Cortesin, are within easy reach, solidifying the region's reputation as a golfer's paradise. The glitz and glamour of Marbella and Puerto Banús are approximately a 30-40 minute drive, offering luxury shopping, high-end dining, and a vibrant nightlife. For international travel, Malaga Airport (AGP) is approximately an hour's drive, while Gibraltar International Airport (GIB) is even closer, ensuring seamless connections to major European cities. This strategic location means you can enjoy the peace and privacy of your estate without ever feeling isolated from the luxuries and conveniences of modern life.

A Vision for Transformation: The Residence and Outbuildings

Central to this magnificent estate is a traditional 60-square-meter house, currently awaiting a comprehensive reform. This modest structure, though presently without electricity or water connections, represents an extraordinary opportunity rather than a limitation. For the visionary owner, it is a blank canvas, a chance to design and construct a bespoke luxury dwelling that perfectly encapsulates their desires and lifestyle. Imagine transforming this footprint into a charming guesthouse, a caretaker's cottage, or even expanding upon it to create an exquisite main residence, designed to maximize the breathtaking views of the surrounding vineyards and countryside.

The absence of existing utilities provides the freedom to implement state-of-the-art, sustainable solutions. Contemporary off-grid living can be embraced with advanced solar power systems, private well water sourcing, and eco-friendly waste management, creating a self-sufficient and environmentally conscious luxury retreat. This approach not only appeals to modern sensibilities but also significantly reduces running costs, enhancing the long-term value and desirability of the property.

Adding to the practical aspects of the estate is a 16-square-meter warehouse. This versatile outbuilding can serve a multitude of purposes – from secure storage for vineyard equipment or agricultural tools to a dedicated workshop, an artist's studio, or even a charming tasting room for your own private vintage. Its presence further contributes to the functionality and potential self-sufficiency of the property.

Investment and Lifestyle Potential

This Manilva estate is more than just a piece of land; it is an investment in a lifestyle and a legacy. The scarcity of large plots with protected vineyard designation on the Costa del Sol makes this offering exceptionally unique. For those passionate about wine, agriculture, or simply desiring a tranquil, private sanctuary, this property offers an unparalleled chance to realize a dream. Envision organic farming, developing a boutique winery, or creating an exclusive rural tourism venture, all while enjoying the incomparable climate and cultural richness of Southern Spain.

Luxury Realty invites you to discover this unparalleled opportunity. It is not merely a purchase; it is an acquisition of a dream, a promise of a life lived to the fullest amidst the beauty and tranquility of Andalusia. Contact us today to explore the boundless potential of this magnificent vineyard estate in Manilva.

Features:

Pool, Sea views, Mountain views, None, Private garden, Parking, Investment, Resale