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Villa in Manilva

Reference: R5283664



Bedrooms: 3

Bathrooms: 2

M² Build size: 181

Price: 1,295,000 €

Status: Sale

Property Type: Villa

Parking places: by request

M² Plot Size: 518













Overview:

Nestled in the picturesque coastal enclave of La Duquesa, within the charming municipality of Manilva, Southern Spain, this exquisite contemporary villa epitomizes modern luxury and Mediterranean charm. Designed for discerning owners seeking an unparalleled lifestyle, this high-quality residence offers a harmonious blend of sophisticated design, cutting-edge amenities, and breathtaking natural beauty.

Perched on a generous 518 sqm south-facing plot, the villa's exterior is an oasis of tranquility and entertainment. The meticulously landscaped garden, thoughtfully designed with multiple expansive terraces, creates an idyllic setting for al fresco living. Imagine sun-drenched mornings by the inviting heated pool, strategically positioned at the garden's heart, or unforgettable evenings hosting friends at the bespoke outdoor kitchen, complete with a high-quality grill and convenient water tap. A separate, covered terrace provides a serene sanctuary, perfect for relaxing with a good book or enjoying the gentle sea breeze. The current owners have ingeniously optimized the plot, extending usable outdoor spaces to ensure maximum enjoyment and privacy. Access is granted via a private gate from the street or through the discreet, gated two-car driveway, which is cleverly situated below garden level, ensuring vehicles are safely parked and out of sight, preserving the uninterrupted vistas from the garden.

Ground Floor: Seamless Living and Entertaining

Step inside through the elegant main entrance to discover a truly magnificent open-plan living area. Flooded with glorious natural light from three distinct sides, the space exudes an airy, inviting ambiance. The state-of-the-art modern kitchen, a culinary enthusiast's dream, seamlessly integrates with the dining and living zones, creating an ideal environment for both intimate family moments and grand entertaining. A large, practical pantry and a stylish guest toilet complete this level. Expansive sliding glass doors effortlessly connect the interior to the lush private garden and its inviting terraces, blurring the lines between indoor comfort and outdoor splendor, enhancing the quintessential Mediterranean lifestyle.

First Floor: Luxurious Retreats with Panoramic Vistas

Ascend the beautifully crafted staircase, adorned with a sleek glass wall, offering captivating mountain views as you reach the first floor landing. This level hosts the villa's private quarters, designed for ultimate comfort and indulgence. The magnificent primary suite, strategically positioned at the front of the house, is a true sanctuary. It boasts awe-inspiring sea views that greet you each morning, providing a serene backdrop to your day. This exceptionally spacious bedroom has been thoughtfully expanded by incorporating what would have been a fourth bedroom, transforming it into an incredible, bespoke walk-in closet – a true haven for fashion connoisseurs. The primary en-suite bathroom is a masterpiece of design and functionality, featuring a luxurious large bathtub, a contemporary walk-in shower, a stylish double washbasin, and abundant natural light, creating a spa-like atmosphere. The equally spacious guest bedroom is appointed with large built-in wardrobes and its own modern en-suite bathroom, complete with a walk-in shower, washbasin, and toilet. Both bedrooms share access to a sprawling, wrap-around balcony, offering uninterrupted, panoramic sea views – an ideal spot for morning coffee or evening stargazing.

Versatility and Customization Potential

Currently configured as a sophisticated two-bedroom, 2.5-bathroom residence, this villa offers remarkable flexibility. Its intelligent design allows for easy conversion into a three- or even a four-bedroom home, with the potential to add an extra bathroom on the ground floor, adapting seamlessly to your evolving needs and preferences.

Prime Location: La Duquesa, Manilva – The Heart of Southern Spain

Situated in the highly desirable area of La Duquesa, within the charming municipality of Manilva, Southern Spain, this villa offers an enviable lifestyle that perfectly balances serenity with connectivity. This location is a magnet for buyers seeking ample space, unparalleled privacy, and modern living, all without feeling isolated. Manilva is renowned for its picturesque coastline, authentic Andalusian charm, and proximity to world-class amenities. Residents enjoy effortless access to the vibrant marina of La Duquesa, pristine beaches, and prestigious golf courses, offering a plethora of leisure activities right on your doorstep. Furthermore, the villa is just a short, convenient drive from the exclusive enclaves of Sotogrande and Marbella, the historic charm of Estepona, and the bustling international hub of Gibraltar. The established residential setting provides a pleasant, low-density feel, ensuring peace and quiet, while multiple supermarkets, boutique stores, and exquisite restaurants are all within easy reach, catering to every convenience and desire.

Exceptional Features and Modern Conveniences

This villa is equipped with an array of high-quality features designed to enhance comfort, efficiency, and luxury:

- Superior quality finishes throughout
- Breathtaking sea views from the first-floor bedrooms and expansive balcony
- Luxurious heated outdoor pool
- Sustainable living with 18 high-efficiency solar panels, ensuring exceptionally low monthly utility costs
- Dedicated outdoor kitchen with grill and water tap, perfect for entertaining
- Private and gated two-car driveway, complete with an EV-charging point
- Strategically located on a corner plot, maximizing privacy and natural light
- Flexible layout: currently 2-bedrooms, easily convertible to 3- or 4-bedrooms
- 2.5 bathrooms, with easy conversion potential for 3 full bathrooms

Important Administrative Note

Please note: A valid LPO (Licencia de Primera Ocupación) is currently pending. The active community is diligently working towards its resolution, and it is anticipated to be received within the current year (2026).

Features:

Pool, Air conditioning, Heating, Sea views, Mountain views, None, Private garden, Alarm system, Parking, None, Resale