

KNOW YOUR NEW HOME BETTER

# Alonia Manilva

## Manilva



POOL



GASTRO BAR



GARDEN  
ENCLOSURES



LARGE TERRACES



GOLF COURSE  
VIEWS



## DESCRIPTION

This innovative real estate project consists of 60 multi-family dwellings, offering 2 and 3-bedroom apartments, all equipped with garage and storage room in the basement. The blocks are distributed in first floor, 2 floors and attic, ensuring a variety of housing typologies to suit your needs.

The location is ideal, with a privileged connection to the main roads that facilitate your movements along the Costa del Sol and Campo de Gibraltar. In addition, you are surrounded by a complete entertainment environment, with the La Duquesa Marina in the immediate surroundings, a restaurant area to enjoy local and international gastronomy as it is a meeting point for international tourism and a prestigious golf course in the first line that will delight lovers of this sport.

lovers of this sport. Each home stands out for its spacious terraces, providing outdoor spaces ideal for relaxing and enjoying

ideal for relaxing and enjoying the panoramic views of the golf course that will give you a sense of serenity. and wellbeing.

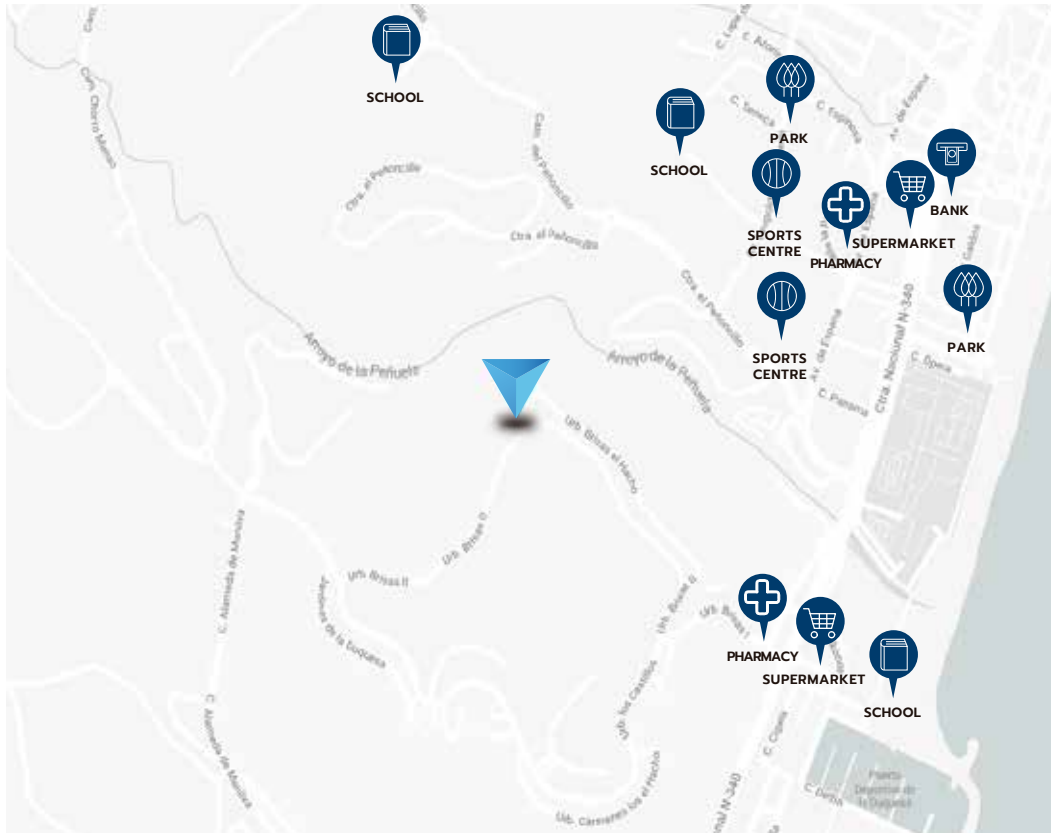
The common areas of the project are designed to provide comfort and luxury, with landscaped areas that will allow you to connect with nature, a swimming pool with a relaxing beach of sun loungers a relaxing beach of sun loungers and a gastroteca that will become the perfect place to socialize and enjoy special moments.

to socialize and enjoy special moments. This is a place where comfort and quality of life come together to create an exceptional atmosphere.

60 homes, 60 garages and 60 storage rooms and in construction project located in Urb Brisas II, s/n in La Duquesa, Manilva. Promoted by "AROURA HOMES, FONDO DE ACTIVOS BANCARIOS". 2 bedrooms from 71,88 m<sup>2</sup> useful and 3 bedrooms from 89,84 m<sup>2</sup> useful. Garages from 12 m<sup>2</sup> and storage rooms from 3,72 m<sup>2</sup>. The amounts advanced as part of the price, are guaranteed in accordance with the law, by means of a guarantee policy formalized with BANCO SABADELL S.A. and the amounts are paid into the special and exclusive account CCC ES47 0081 5913 8300 0100 1802. The DIA and any additional information are available to the consumer at the sales offices. The information and images published in this advertisement are merely illustrative and are not contractual in nature and are subject to change. They are subject to change due to technical, legal or commercial requirements of the promotion.



# GET TO KNOW YOUR SURROUNDINGS



## Alonia Manilva

### Manilva

#### LOCATION

This development is situated on a plot of land located in the sector of El Hacho in Manilva, in the vicinity of Puerto de la Duquesa and adjacent to the Duquesa and adjacent to the prestigious golf course of the same name.

Strategically located between the town of Manilva and the charming coastal area of San Luis de Sabinillas, this location offers numerous advantages.

Only 10 km from the center of Estepona and 40 km from the luxurious Marbella, this development enjoys a privileged location that allows for easy access to these neuralgic centers of the Costa del Sol. In addition, the exclusive Sotogrande urbanization is only 8 km away.

The nearby international airports are: the Costa del Sol airport in Malaga at 1 hour and a half and Gibraltar at 40 minutes.

Access to our project is easy and direct, as it is located just 600 meters from the the exit of the N-340 highway N-340.

#### CONNECTIONS

 By road: AP-7, A-7, N-340, E-15

 By bus/coach: L-77 y Avanza L-305, L-313 y L-531