



Rising Above ...



Sit back, relax, your infinite view awaits ...



## About the development

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These stylish and contemporary apartments offer buyers the ultimate in modern Mediterranean living in a superb location only 15 minutes drive from the glamorous resorts of Puerto Banus and Marbella putting the best of the Costa del Sol on your doorstep.

As the name suggests, absolutely stunning sea views will greet you from the development in Manilva. A chic development of just 46, apartments and penthouses, some with private solarium or terraces and some with generous gardens, it is just a few minutes away from the blue flag beaches of Manilva as well as some of the finest golf courses in the area including the prestigious Valderrama in Sotogrande.

It is perfectly positioned for enjoying every aspect of Andalusian life with the beautiful beaches on your doorstep and the nearest International Airport only 25 minutes away. Sitting on an elevated position enjoying panoramic sea views this exclusive gated complex provides stylish modern homes perfect for investors or families who want to enjoy the best of the Costa del Sol at prices that offer incredible value for money.



**Apartments**

46



**Floors**

3



**Bedrooms**

2–3

**Price**

From 189,000€

## Development Features

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Set in beautiful Mediterranean gardens, there is a large infinity pool where families and friends can relax and unwind after a long day on the nearby beach. From here enjoy the stunning sea views and watch the sunset.

On-site fitness facilities provide an additional benefit of Sunrise Heights, where keeping fit and enjoying outdoor living is made easy within a fully enclosed private and secure environment.



5 minutes to the beach



Large infinity pool



On-site fitness facilities



Wind down in the tropical gardens ...



Or enjoy a fitness session.



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## The Apartments

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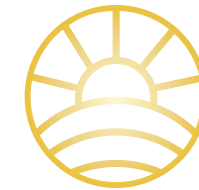
The development comprises 2 and 3 bedroom apartments and penthouses spread over three levels in 3 sleek, low rise buildings. Depending on the configuration chosen, there are spacious ground floor apartments with gardens, middle floor apartments with generous south west facing terraces and penthouses with a fabulous solarium.

Sleek and modern in design with fantastic views across the countryside down to the Mediterranean, interiors are open plan with over-sized glass doors opening out onto the terrace or garden where most days will be spent. Fully equipped kitchens blend into the living area and natural tones and textures throughout makes for a light, bright and airy feel. Kitchens are sleek and modern and come fully fitted.

Whether you opt for ground floor, middle floor or a penthouse apartment, one thing is assured – the sunrise and sunsets will be truly amazing in your new apartment.



Spacious



Sleek & Modern



Comfort & Convenience



Spacious

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Sleek & Modern



Comfort &  
Convenience





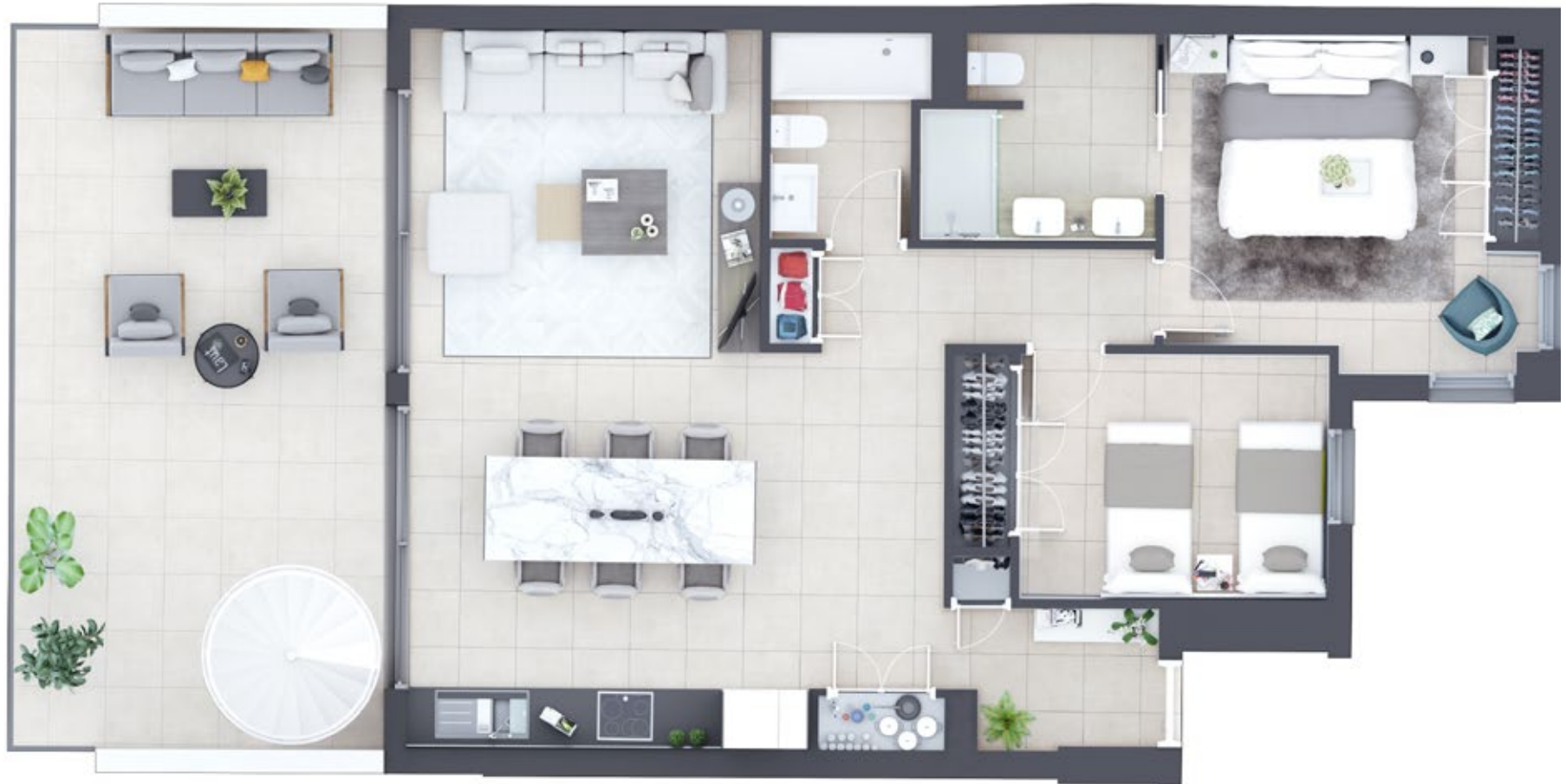
## Features

The chic apartments are equipped with high quality features including porcelain tiles throughout, solar panels to keep costs down and thermally insulated motorised roller shutter blinds in the living room and master bedroom. For comfort there is hot and cold air conditioning throughout and large windows to maximise natural light and those all important views. Finishing touches include contemporary bathrooms with hanging sanitary ware, recessed LED lighting and fitted wardrobes as well as large terraces and garden areas making the most of the outdoor space. For convenience and security each apartment features a video entry phone and comes with private underground parking and a storage room.

- Porcelain stone tiles
- Large terraces, gardens or solarium
- Fully fitted kitchens
- Over-sized windows
- Hot and cold air conditioning throughout
- Fitted wardrobes
- Thermal insulation
- Large infinity pool
- Onsite fitness facilities
- Underground car park
- Storage room



# The Floor Plans



2 BEDROOM LAYOUT



3 BEDROOM LAYOUT



SOLARIUM - 2 BEDROOM LAYOUT





SOLARIUM - 3 BEDROOM LAYOUT



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## The Area

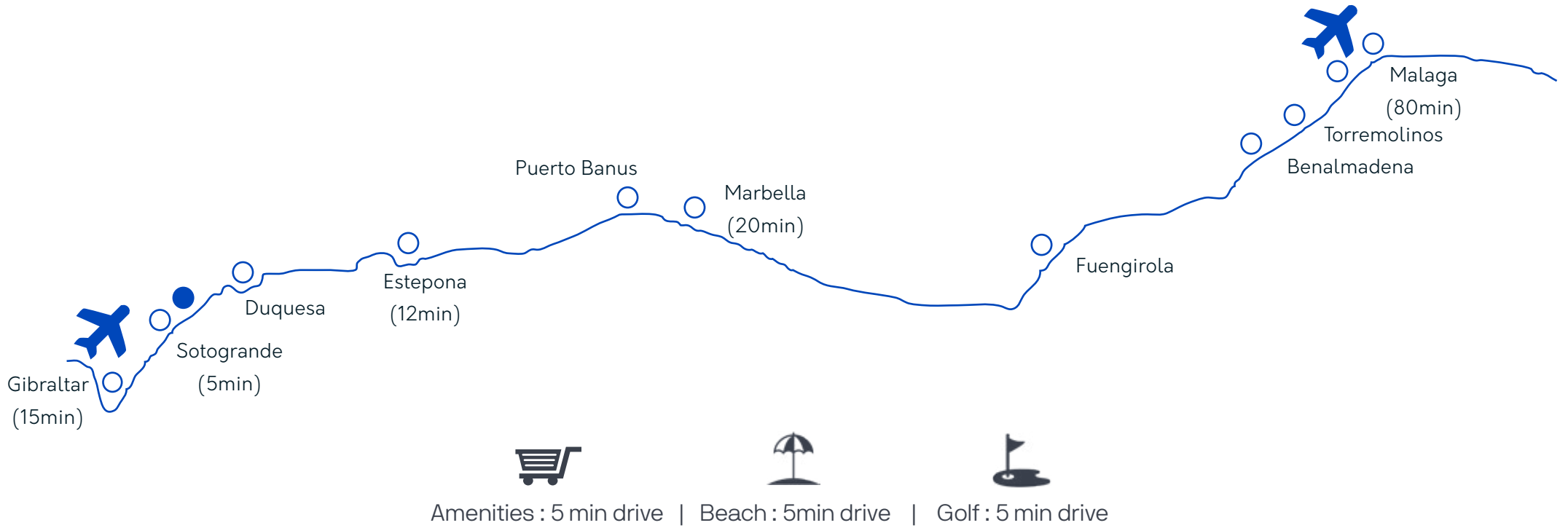
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Manilva is perfectly positioned only 15 minutes from the glamour of Marbella and upmarket Puerto Banus with their designer boutiques, top notch restaurants and super yachts, whilst also only minutes away from exclusive Sotogrande where you will find a world class marina, the illustrious polo fields frequented by the rich and famous as well as the renowned Soto Tennis Academy. In this part of the Costa del Sol you can enjoy the best of both worlds, peace and tranquility in beautiful natural surroundings with the exciting glamorous high life only minutes away. The quaint Duquesa marina is less than 10 minutes away in the other direction where you will find a plethora of cafes and restaurants.

The coastline of Manilva is steeped in Mediterranean sunshine, with fine Blue Flag sandy beaches that gently slope into the crystal clear waters of the Mediterranean sea, boasting all the facilities you would expect on European beaches. Here you can enjoy the lovely beach side chiringuitos serving fresh fish and tapas which you will find dotted along the coastline promenade.

The lovely marina town of Estepona is just 5 minutes away with traditional Andalusian whitewashed cobbled streets providing plenty of shops, cafes and restaurants. The whole area is ideal if a healthy lifestyle appeals, with stunning countryside and beach side walking trails, biking, hiking, horse riding, tennis and of course golf readily available. Gibraltar is also less than 30 minutes away where tax free shopping attracts many including large international cruise lines. Further along the coast Tarifa is perfect if you love windsurfing and kite boarding.

# Development Location





## The Costa del Sol

The Costa del Sol 'sunshine coast' is the only European destination to boast over 300 days of sunshine every year. The area has been a holiday hot spot since the 1950s when it became the playground of the rich and famous as a glamorous alternative to St. Tropez. Today the celebrities, holiday makers and expats can enjoy the best of all worlds; a laid back Andalusian lifestyle under the azure sky of the Mediterranean, plus the added benefit of modern communications, excellent international travel links, state of the art hospitals, sandy beaches, cosmopolitan towns, international cuisine, nightlife and shopping and of course the famed Spanish hospitality. It also boasts some of the most sought after real estate in the world including this development.



300 days of sun



+70 Golf courses



15 Marinas

