



## manilva Spain

2796

**2,995,000€**

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Currency conversions are approximated and may vary.

A truly distinctive investment opportunity awaits on the Costa del Sol: an expansive Andalusian finca located just 3 km from the sandy beaches of Sabinillas and Manilva. this estate offers a rare combination of rustic charm, privacy, and strong commercial prospects.

Set on over 30,000 m<sup>2</sup> of gently rolling countryside, the property is centered around an impressive Roman-style courtyard that creates an atmosphere of timeless character. Four en-suite bedrooms surround the patio, while a rooftop terrace with a private swimming pool and an outdoor jacuzzi provides a peaceful escape overlooking the natural landscape.

The estate is already generating income thanks to its fully operational bar and restaurant, complemented by an 18-hole mini golf course — a ready-made business for investors seeking both lifestyle and profitability.

Its location offers excellent connectivity, with quick access to the toll road and convenient travel distances to major airports: Málaga (94 km), Gibraltar (37 km), and Seville (224 km). Just next door are the famous Baños de la Hedionda, ancient sulfur baths known for their therapeutic waters and rich historical ...

### About the Zone

### Property Features:

Bedrooms:	<b>4</b>
Bathrooms:	<b>4</b>
Garage:	<b>Communal</b>
ECP:	<b>Car Park</b>
Heating:	<b>Yes</b>
Air Conditioning:	<b>Yes</b>
Swimming Pool:	<b>Yes</b>
M <sup>2</sup> Built:	<b>970m<sup>2</sup></b>
M <sup>2</sup> Plot:	<b>30088m<sup>2</sup></b>