



**A View To The Sea: three magnificent luxury villas, created to be spectators of the glittering views of the Mediterranean Sea.**

Calle Tubalitas 29, 29692 Manilva

**A VIEW TO THE SEA:** three magnificent luxury villas, created to be spectators of the glittering views of the Mediterranean Sea. Incomparable views that promote the utmost feeling of well-being.

**A SERENITY THAT HYPNOTISES:** The outdoor spaces that make up the design of these exclusive villas, are carefully thought out, so that at all times, you can breathe in the fresh air, feel the serenity and be hypnotised by the sea. Inside the villas, you will also be able to feel the balance and architectural harmony that will fill your home with positive energy.

**T H E M O S T EXQUISITE ELEGANCE:** To enhance the beauty of the surrounding environment, The Villas are designed with exquisite elegance, refined modern structures and with a seal of quality in the materials and large windows to illuminate the interior. The purpose of these spectacular villas is to represent maximum luxury, right in front of the sea and shining like a lighthouse beacon, over the Mediterranean.

**T H E S U N R I S E : A WORK OF ART:** The sunrise, a highlight of the day, where the colours of nature merge to create an authentic work of art. The lighting at sunrise will be cherished moments that stay in one's memory forever. This villas are a sublime choice for lovers of good taste and style, mixed with the beautiful natural surroundings.

**AMENITIES FACILIDADES:** Ocean Eye has easy access to all the services and pleasures you desire. Its strategic location near Sotogrande, allows you to play in exclusive golf courses such as Valderama in Sotogrande , have fun in prestigious clubs, eat in haute cuisine restaurants and stroll through an internationally renowned seaport. This villas also enjoys a peaceful and calm environment at La Duquesa. A family atmosphere with all the facilities at your fingertips. Also with the advantage of having the beach just 10 minutes walk away.

## Algemeen

Prijs	€ 1.270.000
Adres	Calle Tubalitas 29, 29692 Manilva
Referentie	SIN/22/095-OceanEye
Bewoonbare oppervlakte	245m <sup>2</sup>
Grond oppervlakte	1697m <sup>2</sup>
Bouwjaar	2021
Bouwlagen	3

## Algemeen

Tuin	Ja
Terras	Ja
Terras oppervlakte	223m <sup>2</sup>
Aantal slaapkamers	3
Aantal badkamers	3
Aantal WC's	4
Garages	2
Algemene staat	Nieuwbouw

## Comfort

Verwarming	Individueel
Verwarming type	Airconditioning
Keuken	Volledig ingebouwd
Dak	Plat dak

## EPC

Electrische keuring	Nog niet aangevraagd
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## Stedenbouwkundige info

Stedenbouwkundige bestemming	Nog niet aangevraagd
Stedenbouwkundige vergunningen	Nog niet aangevraagd
Dagvaarding en herstellvordering	Nog niet aangevraagd
Voorkooprecht	Nog niet aangevraagd
Verkavelingsvergunning	Nog niet aangevraagd
Overstromingsgevoelig gebied	Nog niet aangevraagd

