

Grand Bay

MANILVA / MALAGA



LOCATED IN THE EXCLUSIVE BAHÍA LAS ROCAS RESIDENTIAL AREA, WITH SEA VIEWS.



GRAND BAY

Grand Bay is a new residential development in Manilva, on the Costa del Sol, in the exclusive Bahía Las Rocas area.

This is a privileged location between Punta Paloma and the marina of Sotogrande, known for its peaceful beaches, traditional beach bars, and the beautiful natural coastline with views of the Mediterranean Sea.



A peaceful location with panoramic views

Grand Bay is in Manilva, a traditional town on the Costa del Sol, known for its authentic feel and proximity to the Mediterranean Sea. The area offers the perfect combination of accessibility and peace and quiet, ideal for those looking for a relaxed way of life near the coast.

Grand Bay's location allows you to enjoy a variety of beaches with few tourists. Nearby beaches such as Sabinillas, Alcaldesa or the emblematic Cala Sardina are naturally beautiful and enjoy spectacular surroundings with panoramic views of the Rock of Gibraltar and the North African coastline.



Gibraltar Airport:
30 km



Beach: 2 km



Golf Course: 10 km

A new residence in a prime location

Grand Bay offers a choice of 2- and 3-bedroom apartments and 2 full bathrooms, designed to provide comfort, a great lifestyle, and sea views in unique Mediterranean surroundings.

They are southeast or southwest facing, with many homes enjoying sea views, allowing you to admire the coastal scenery from your own home.

Every home has a terrace, and some also have a garden or solarium, depending on the design project. There are penthouse apartments with solarium terraces available.

Grand Bay is a private community, with shared areas that include pools, fitness lounge, and extensive gardens.



Large terraces with panoramic views

Grand Bay will be flooded with natural light offering bright apartments and large terraces to enjoy the sunshine all day long, and the marvelous views to the sea and the mountains. Southeast and Southwest orientation.

The homes have a modern distribution with the “total living” concept, where all the space is utilized, and with a large living room integrating the terrace via the large windows.

Each apartment is designed to provide comfort, functionality, and a living experience consider to the needs of every client.



Top quality finishings

At **Taylor Wimpey España** we build to strict quality standards.

This contemporary style development has everything needed for maximum comfort, following the new European building regulations, guaranteeing a maximum level of soundproofing between homes and thermal insulation.

The kitchen is delivered fully fitted and equipped with appliances by **Bosch** or a similar brand including a column unit with an electric oven and a microwave oven, induction hob, extractor hood, integrated fridge, dishwasher, washing machine and a single-basin stainless steel sink.

The bathrooms have a suspended white-coloured unit, a shower tray and shower screen, and recessed taps and shower plumbing by **Tres**.

The flooring throughout the homes will be large format ceramic tiling by **Saloni**, with the same tile in its non-slip version being used on the terraces.



Design and comfort

APARTMENTS - 2 BEDROOMS



APARTMENTS - 2 BEDROOMS

Built Area	From	82,30 m ²	to	83,80 m ²
Terrace	From	31,16 m ²	to	33,62 m ²



All homes are delivered with an underground parking space, storeroom and pre-installation for electric vehicle charging.

The images and plans of the project are for illustrative purposes only. Their content does not constitute a contract, part of a contract, or a guarantee.

APARTMENTS - 3 BEDROOMS



APARTMENTS - 3 BEDROOMS

Built Area	From	103,90 m ²	to	104,10 m ²
Terrace	From	33,60 m ²	to	34,80 m ²



All homes are delivered with an underground parking space, storeroom and pre-installation for electric vehicle charging.

The images and plans of the project are for illustrative purposes only. Their content does not constitute a contract, part of a contract, or a guarantee.

Environment and energy efficiency

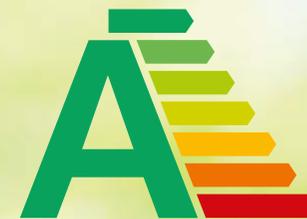
Global warming is an issue that unites us all and **Taylor Wimpey España** is aware of its responsibility in the fight against climate change and sustainability and energy efficiency are very important criteria for us when selecting materials and products. We not only want to protect the environment, but also to contribute to your well-being and the creation of a healthy environment in your new home.

In your new home:

- An individual aerothermal system for the efficient production of hot water.
- Individual air conditioning system with consumption in line with the energy efficiency certification of the dwelling.
- Very low consumption LED spotlights throughout the dwelling according to the floor plan.
- Mechanical ventilation system for indoor air renewal.
- Aluminium joinery with double glazing and thermal break in accordance with certified energy efficiency levels.
- Toilets with dual flush technology.

In communal areas:

- Preinstallation of charging station for an electric vehicle in each parking space.
- Photovoltaic panels to supply power to the building's communal services.
- Automatic timer for outdoor and pool lighting.
- Storage tank for drinking water.



Energy rating (CEE)

Why is Taylor Wimpey España the right decision?

Buying a Taylor Wimpey property in Spain doesn't just mean that you will now have a residence in a beautiful location, it also means that you are purchasing with total peace of mind. **Taylor Wimpey España** is a subsidiary of Taylor Wimpey PLC, a leading developer of residential real estate in Europe since 1880.

The subsidiary in Spain has been building properties in exclusive residential areas in the Balearic Islands, on the Costa Blanca and on the Costa del Sol since 1958. Sustainability and protecting the environment is important to us, as is creating architecture that blends harmoniously into the surrounding area.

In Spain we can look back with pride on over 65 years of experience building exclusive residential complexes. More than 7,000 customers have already placed their trust in us and have been very satisfied with the quality of our new build properties and our extensive After-Sales service which is a vital part of the customer service that sets us apart. We want you to relax and enjoy your new home knowing that every detail meets the highest quality standards, even those you cannot see.

TAYLOR WIMPEY IS THERE FOR YOU

If you are looking for your new home, or a holiday home, we will be delighted to help you find your perfect place in the sun.



**MAKE A HOME AT
TAYLOR WIMPEY**



Freephone UK

08000 121 020

Rest of the world:

+34 971 70 69 72

www.taylorwimpeyspain.com

**Taylor
Wimpey**
España



OTHER PROJECTS IN MALAGA-CADIZ, ANDALUCIA

