



## Duplex for sale in La Duquesa, Manilva

420,000 €

Reference: R4987144 Bedrooms: 2 Bathrooms: 3 Build Size: 94m<sup>2</sup> Terrace: 11m<sup>2</sup>





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## Costa del Sol, La Duquesa

A beautiful 2 bedroom duplex apartment in a fantastic location in a well established, high quality urbanisation. This beautiful apartment is found in the highly sought after beachfront urbanisation. This is an established gated community with 2 large community swimming pools, as well as maintained gardens and direct access to the beautiful promenade and the beach.

The apartment is located in La Duquesa, a picturesque marina offering a wide variety of sea and land based activities. There are also a large selection of tapas bars and restaurants as well as shops and supermarkets, all a short walk away. The bustling fishing villages of Sabinillas and El Castillo are both a 5 minute walk away along the promenade. There are several championship golf courses nearby including Doña Julia and Finca Cortesin - home of the 2023 Solheim Cup. Nearby ports include Estepona and Sotogrande and the traditional Andalusia white villages of Manilva, Casares and Gaucín are a pleasant drive away. The historical and cultural cities of Cadiz, Seville, Granada and Jerez are all within driving distance and definitely worth visiting.

The entrance lobby leads into a large, bright living room with direct access onto the sunny terrace. The entrance lobby also leads to a fully fitted and equipped kitchen with a useful utility room, plus a well presented downstairs bathroom. Stairs from the entrance lobby lead up to the sleeping accommodation consisting of 2 generous double bedrooms. The main bedroom has fitted wardrobes, an ensuite bathroom and beautiful views to the Mediterranean Sea. The second double bedroom also has fitted wardrobes and beautiful sea views. There is a family bathroom on this level. The apartment itself is in fine condition having been tastefully updated and is ready for immediate occupation.

The private terrace is off the living room. This large, secluded south east facing space is a beautiful sun trap and perfect for al fresco living.

There is also a private underground parking space and a very useful, secure storeroom.



## Features:

### Features

Private Terrace  
Storage Room  
Marble Flooring

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Security

Gated Complex

### Orientation

East

### Setting

Beachside  
Close To Port  
Close To Sea  
Close To Shops  
Beachfront  
Marina  
Front Line Beach Complex

### Furniture

Fully Furnished

### Parking

Underground

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal

### Category

Holiday Homes  
Beachfront