



## Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

**290.000 €**

Referentie: R5074132 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 100m<sup>2</sup> Terras: 40m<sup>2</sup>





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## Costa del Sol, San Luis de Sabinillas

Elegant 2-Bedroom Apartment with Spacious Terrace in La Duquesa – Open Views, Comfort, and Prime Location We present this excellent property located in one of the most sought-after areas of La Duquesa, Manilva. Situated on a middle floor of a well-maintained complex, this spacious apartment stands out for its brightness, privacy, and a large 40m<sup>2</sup> terrace – ideal for enjoying the Mediterranean climate all year round. The property features two double bedrooms and two full bathrooms, perfectly distributed to offer comfort and functionality whether as a permanent residence or holiday home. The kitchen is independent and fully equipped, with an adjacent laundry area. The living-dining room is spacious and inviting, with direct access to the terrace. From the terrace, you can enjoy open views of the natural surroundings – mountains, vineyards, and a pleasant partial view of the sea. It's the perfect spot to relax, sunbathe, read, or share unforgettable moments with friends and family. The apartment includes a private garage space and storage room, and is equipped with an elevator, air conditioning, and southeast/southwest orientation, ensuring natural light throughout the day. The residential complex offers excellent communal areas, including a swimming pool for adults, a children's pool, paddle tennis court, playground, and landscaped gardens. All within a gated and secure environment – ideal for families or those seeking peace and proximity to the coast. Its location is unbeatable: just a few minutes' drive from the marina of La Duquesa, sandy beaches, supermarkets, golf courses, and essential services. It also has easy access to the main road connecting to Sotogrande (10 min), Estepona (15 min), and Málaga Airport (approx. 1 hour). A property ready to move into – perfect for those who value outdoor space, light, and a strategic location on the Costa del Sol.



## Kenmerken:

### Extra's

Tillen  
Privé Terras  
Berging  
Ensuite badkamer  
Inbouwkasten  
Paddle tennissen  
Bijkeuken

### Uitzicht

Zeezicht  
Mountain Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin

### Voorzieningen

Elektriciteit

### Zonorientatie

Zuidoost Zonoriëntatie  
South West Orientation

### Ligging

Dichtbij golfbaan  
Dichtbij haven  
Urbanisatie  
Dichtbij stad  
Dichtbij jachthaven

### Meubilering

Ongemeubileerd

### Beveiliging

Omheind complex

### Categorie

Bestaande bouw

### Klimaatbeheersing

Airconditioning  
Koude A/C  
Warme A/C

### Huidige Staat

Uitstekende conditie

### Keuken

Volledig ingerichte keuken

### Parkeergelegenheid

ondergrondse parkeergarage  
private Parking