



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

310,000 €

Reference: R5190232 Bedrooms: 2 Bathrooms: 2 Build Size: 95m² Terrace: 20m²





Costa del Sol, San Luis de Sabinillas

Spacious South-Facing 2-Bedroom Apartment in Exclusive Residencial Duquesa Fase 4, Manilva – Sun-Drenched Terrace, Upgraded Luxury, and Prime Coastal Location! Elevate your lifestyle in this impeccably upgraded apartment in the prestigious gated community of Residencial Duquesa Fase 4, nestled in the serene coastal haven of Manilva on the Costa del Sol. Spanning 95 m² total (87 m² interior plus a 20 m² terrace), this first-floor, south-facing gem bathes in sunlight from dawn to dusk, offering the perfect blend of comfort, practicality, and Mediterranean charm. Just a short stroll from local amenities, Duquesa Marina's vibrant cafés and restaurants, and pristine sandy beaches, it's ideal for year-round living or blissful holidays in this family-friendly urbanisation renowned for its tropical gardens, multiple swimming pools, and paddle tennis courts. Key Features: Bright and Airy Layout: 2 bedrooms and 2 bathrooms, with thoughtful enhancements like an enlarged, modernised guest shower and mosquito sliding doors on the terrace and master bedroom for bug-free enjoyment. Outdoor Oasis: Expansive 20 m² terrace with glass curtains on the patio, front and side awnings for shade, and all-day sun – perfect for al fresco relaxation with sea breezes. Modern Upgrades: Fully integrated air conditioning/heating system (replaced and serviced in 2024), new water heater (2023), ceiling fans and lamps in living room and bedrooms, and an enclosed laundry room with double glazing and extra counter space. Storage & Parking: 11.4 m² private storage room adjacent to your dedicated parking space below the apartment, equipped with CCTV and remote-controlled entry/exit for security and convenience. Community Perks: Secure 24-hour gated complex with lush tropical gardens (awarded for beautification), up to four communal swimming pools (including year-round options), two paddle tennis courts, and non-smoking grounds – all well-maintained for a resort-like feel. Prime Location: Minutes from supermarkets, shops, beauty salons, and essential services in San Luis de Sabinillas; a quick walk to Duquesa Marina for international dining and boating; and easy access to golf courses like La Duquesa. Drive to Estepona in 10 minutes or Gibraltar Airport in 30 for seamless connectivity, all while enjoying Manilva's mild climate and over 320 sunny days a year. This ready-to-move-in apartment is a rare find in a high-demand area – contact us today to arrange a viewing and secure your coastal paradise!



Features:

Features

Covered Terrace
Lift
Near Transport
Private Terrace
Storage Room
Ensuite Bathroom
Marble Flooring
Double Glazing
Fitted Wardrobes
WiFi
Utility Room
Fiber Optic

Views

Country
Garden
Courtyard
Street

Pool

Communal

Garden

Communal

Orientation

South

Setting

Commercial Area
Close To Golf
Close To Port
Urbanisation
Close To Sea
Close To Shops
Close To Town
Close To Schools
Village
Close To Marina

Furniture

Optional

Security

Gated Complex
Alarm System

Climate Control

Air Conditioning

Condition

Excellent

Kitchen

Fully Fitted

Parking

Underground
Garage
Private
Covered