



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

310 000 €

Référence: R5190232    Chambres: 2    Bain: 2    Construite: 95m<sup>2</sup>    Terrasse: 20m<sup>2</sup>





---

## 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 m<sup>2</sup> total (87 m<sup>2</sup> interior plus a 20 m<sup>2</sup> 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 m<sup>2</sup> 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 m<sup>2</sup> 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!



## Spécification:

### Caractéristiques

Terrasse couverte  
Ascenseur  
Près du transport  
Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Wifi  
Buanderie  
Fibre optique

### Vues

Pays  
Jardin  
Cour  
Rue

### Piscine

Communautaire  
Jardin  
Communautaire

### Orientation

Sud

### Paramètre

Zone commerciale  
Près du golf  
Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près des écoles  
Village  
Près de Marina

### Meubles

Optional

### Sécurité

Complexe fermé  
Système d'alarme

### Climatisation

Climatisation

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Garage  
Private  
Covered