



## Ground Floor Apartment for sale in La Duquesa, Manilva

309,800 €

Reference: R5245795 Bedrooms: 2 Bathrooms: 2 Build Size: 95m<sup>2</sup> Terrace: 24m<sup>2</sup>





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## Costa del Sol, La Duquesa

**TWO-BEDROOM MIDDLE-FLOOR APARTMENT WITHIN EASY WALKING DISTANCE OF THE BEACH** This bright and well-presented middle-floor apartment enjoys clear, uninterrupted views across the adjacent golf course and the stunning coastline stretching from the Bay of Estepona towards Marbella. Situated within the desirable 24-hour gated community of Duquesa Village, residents benefit from beautifully maintained gardens, multiple swimming pools and a single paddle court. Local amenities and the sandy beaches of La Duquesa are just a pleasant 15-minute walk away.

**WELL-MAINTAINED & FULLY FURNISHED** The property features a spacious lounge-dining area opening onto a private southwest-facing terrace, a modern fully fitted kitchen with serving hatch, a family bathroom, and two double bedrooms with built-in wardrobes. The principal bedroom includes an en-suite bathroom and direct access to a partially enclosed terrace fitted with glass curtains for year-round enjoyment. An underground parking space and a private storeroom are also included, making this an ideal permanent home or a superb lock-up-and-leave holiday retreat with excellent rental potential.

**KEY FEATURES** • Unobstructed golf and coastal views (Estepona to Marbella) • Spacious private terrace • Marble flooring • Fully fitted kitchen with utility room • Modern, fully equipped bathrooms • Fibre-optic internet • Hot & cold air conditioning • Newly installed infrared heating (individually adjustable in each room) • Private underground parking and storeroom

**LOCATION** Duquesa Port is a vibrant and popular marina offering a welcoming atmosphere with numerous shops, restaurants, bars and supermarkets. Beautiful beaches and a pleasant year-round climate make Puerto de la Duquesa one of the most favoured destinations on the Costa del Sol. Ideally positioned for golf enthusiasts, with excellent courses in Duquesa and nearby Sotogrande, this location offers the perfect blend of leisure, convenience and coastal living.



## Features:

### Features

Covered Terrace  
Lift  
Satellite TV  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Utility Room

### Views

Sea  
Mountain  
Golf

### Furniture

Fully Furnished

### Security

24 Hour Security

### Orientation

South West

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Frontline Golf

### Kitchen

Fully Fitted

### Climate Control

Hot A/C

### Pool

Communal

### Garden

Communal