



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

309.800 €

Referentie: R5245795 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 95m<sup>2</sup> Terras: 24m<sup>2</sup>





---

## 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.



## Kenmerken:

### Extra's

Overdekt terras

Tillen

Satelliet TV

Berging

Marmeren vloeren

Dubbele beglazing

Inbouwkasten

Paddle tennissen

Bijkeuken

### Uitzicht

Zeezicht

Mountain Bekeken

Golf Bekeken

### Meubilering

Volledig gemeubileerd

### Beveiliging

24 -uurs beveiliging

### Zonorientatie

South West Orientation

### Ligging

Dichtbij golfbaan

Dichtbij zee

Dicht bij winkels

Eerstelijns golf

### Keuken

Volledig ingerichte keuken

### Klimaatbeheersing

Warme A/C

### Zwembad

Gemeenschappelijk zwembad

### Tuin

gemeenschappelijke tuin