



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

240 000 €

Référence: R5258053 Chambres: 2 Bain: 2 Construite: 68m<sup>2</sup> Terrasse: 8m<sup>2</sup>





## Costa del Sol, La Duquesa

Stylish Sea-View Apartment with Tourist License in La Duquesa, Manilva This bright and beautifully presented apartment offers open sea views, modern comforts, and an excellent location just minutes from the coast. Set within a secure gated community in La Duquesa, it is only a short drive from the beach, the marina, and all daily amenities, making it an ideal option for holiday rentals, long-term investment, or comfortable year-round living. The apartment is offered with the option to purchase the furniture and is move-in ready, featuring high-quality materials throughout. The living and dining area is bright and inviting, with direct access to the main terrace, where a pergola creates the perfect setting for relaxation and outdoor dining with sea views. The master bedroom enjoys beautiful sea views, a double bed and a spacious wardrobe, offering a calm and private retreat. The second bedroom is well-proportioned and versatile, furnished with twin beds and direct access to a secondary terrace—ideal for guests or remote working. The kitchen is fully equipped with modern appliances, including an oven, coffee machine, and a dishwasher. The main bathroom has a bath-tub, while a separate guest toilet incorporates a washing machine, and a new compact electric water heater for added efficiency. With a total built area of 68 m<sup>2</sup>, the apartment is thoughtfully laid out and complemented by two terraces that enhance the sense of space and light. Residents benefit from a communal swimming pool, private parking, lift access, and well-maintained communal areas. Fibre internet and air conditioning further add to everyday comfort. A valid tourist rental license is already in place. Location: Situated in La Duquesa, Manilva, the apartment is approximately 2 km from the beach and La Duquesa Marina, and close to San Luis de Sabinillas with its lively promenade, beach bars, shops, and restaurants. The area offers a relaxed yet active lifestyle, with scenic coastal walks stretching all the way to Estepona and easy access to more natural, unspoilt beaches in both directions. Well connected to the wider Costa del Sol, Estepona is just 20 minutes away, Sotogrande 15 minutes, Marbella 45 minutes, and the picturesque Casares Pueblo around 25 minutes by car. Golf enthusiasts are particularly well served, with La Duquesa Golf, Doña Julia, Casares Golf, Finca Cortesín, and the renowned Sotogrande courses all within a short drive. A versatile property in a sought-after coastal location, combining sea views, strong rental potential, and an easy Mediterranean lifestyle.

## Spécification:

Caractéristiques	Orientation	Climatisation
Ascenseur	Est	Climatisation
Près du transport	Sud	Cold A / C
Terrasse privée	Sud-Est	A / C chaud
Salle de bain attenante		
Double vitrage		
Fibre optique		
Vues	Paramètre	Condition
Mer	Près du golf	Bien
Panoramique	Près du port	Excellent
	Urbanisation	Récemment rénové
	Proche des magasins	Récemment rénové
	Près de la ville	
	Près des écoles	
	Près de Marina	
Piscine	Meubles	Cuisine
Communautaire	Optional	Entièrement équipé
Piscine pour enfants		
Jardin	Sécurité	Parking
Communautaire	Complexe fermé	Ouvrir
Services publics	Catégorie	Communautaire
Électricité	Maisons de vacances	Cote d'énergie
	Investissement	D
	Golf	
	Revente	
	Contemporary	
Cote d'émission de CO2		
D		