



## Semi-Detached House for sale in La Duquesa, Manilva

465 000 €

Référence: R5264884    Chambres: 3    Bain: 2    Terrain: 30m<sup>2</sup>    Construite: 172m<sup>2</sup>    Terrasse: 24m<sup>2</sup>





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## Costa del Sol, La Duquesa

Manilva, Costa del Sol.

3 Bedrooms, 2 Bathrooms, 1 guest toilet Built 172 m<sup>2</sup>, Terrace 24 m<sup>2</sup>, Garden/Plot 30 m<sup>2</sup>.

Elegant three facades house ideally located just a few minutes' drive from the port of Sotogrande and the prestigious Valderrama golf course.

This superb property stands out for its exceptional panoramic views of the sea, the Rock of Gibraltar and the Moroccan coast.

The house comprises an entrance hall, a guest toilet and a large, bright living area comprising the lounge and dining room. The open-plan kitchen, which opens fully onto the living room, offers a convivial and modern setting. A laundry room completes this level.

The living room opens onto a pleasant terrace extended by a garden of approximately 30 m<sup>2</sup>. Facing south-west, the house enjoys optimal sunshine throughout the year.

Upstairs, you will find a bathroom, two large bedrooms at the rear, and a spacious master suite with a dressing room and en-suite bathroom. From the bed, you can admire magnificent panoramic views of the sea. The master bedroom also has a balcony, ideal for enjoying the sun and breathtaking scenery.

The house is sold fully furnished, with the exception of personal belongings.

Also included in the price are an underground parking space and a cellar.

The gated, leafy residence offers a swimming pool and a particularly pleasant relaxation area, again with superb views of the sea, Gibraltar and the Moroccan coast.

This property is an ideal opportunity for investors looking for an excellent annual rental yield.

Please do not hesitate to contact us for further information.

Setting : Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina, Urbanisation.

Orientation : South West.

Condition : Excellent.

Pool : Communal.

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Sea. Gibraltar and Maroccan coast

Features : Fitted Wardrobes, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Fiber Optic.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Private.

Security : Gated Complex.

Parking : Underground, Private.

Utilities : Solar water heating.

Category : Contemporary.



## Spécification:

### Caractéristiques

Terrasse privée  
Salle de stockage  
Salle de bain attenante  
Sol en marbre  
Double vitrage  
Armoires ajustées  
Solarium  
Wifi  
Buanderie  
Fibre optique

### Vues

Mer  
Panoramique  
Jardin

### Piscine

Communautaire  
Jardin  
Private

### Services publics

Chauffage de l'eau solaire

### Orientation

Sud-ouest

### Paramètre

Près du golf  
Près du port  
Urbanisation  
Près de la mer  
Proche des magasins  
Près de la ville  
Près de Marina

### Meubles

Entièrement meublé

### Sécurité

Complexe fermé

### Catégorie

Investissement  
Contemporary

### Climatisation

Climatisation  
Cold A / C  
A / C chaud

### Condition

Excellent

### Cuisine

Entièrement équipé

### Parking

Souterrain  
Private