



## Penthouse for sale in La Duquesa, Manilva

365,000 €

Reference: R5061016 Bedrooms: 2 Bathrooms: 2 Build Size: 222m<sup>2</sup>















## Costa del Sol, La Duquesa

PENTHOUSE WITH SEA AND LA DUQUESA PORT VIEWS IN MANILVA This bright south-facing penthouse in Manilva is an excellent opportunity for those seeking comfort, stunning views, and a prime location on the Costa del Sol. Featuring two bedrooms and two bathrooms, the property is in excellent condition, ready to move in and enjoy from day one. From its large windows, you can enjoy unobstructed views of the sea, La Duquesa Port, and the mountains, creating a space filled with natural light and tranquility. Its south-facing orientation ensures a pleasant temperature all year round, Ideal for those who appreciate the warmth of the sun in their home. Additionally, there is the possibility to create a terrace directly off the living room, with a completed project already in place. The property is located just 4 minutes from La Duquesa Port, 15 minutes from Estepona, and 39 minutes from Gibraltar Airport, making daily life and getaways easy. The community offers a swimming pool and a fully equipped gym, perfect for relaxing or staying fit without the need to travel. It includes air conditioning, recessed lighting with dimmer controls, and an energy certification rated B, guaranteeing efficiency and comfort. The price also includes a parking space and storage room, adding value and functionality. As an added benefit, the property has a valid vacation rental license attached to it, making it an ideal option for both permanent residence and high-yield tourist rental investment. Perfect for those looking for a practical, well-connected home with the charm of living near the sea, without sacrificing the tranquility and wellbeing offered by this area of the Malaga coast.





## **Features:**

FeaturesOrientationClimate ControlLiftSouthAir Conditioning

Lift South Air Conditioning
Near Transport Central Heating
Satellite TV
Storage Room

Double Glazing
Fitted Wardrobes
WiFi
Gym

**Ensuite Bathroom** 

Fiber Optic

ViewsSettingConditionSeaClose To GolfExcellent

Mountain Close To Port
Panoramic Urbanisation
Country Close To Sea
Port Close To Shops
Urban Close To Town
Street Close To Schools

Close To Marina

PoolFurnitureKitchenCommunalOptionalFully FittedGardenSecurityParkingCommunalGated ComplexUnderground

Alarm System Garage
Electric Blinds Private
Entry Phone Covered
Open
Street
Communal

Utilities Category Energy Rating

Electricity Holiday Homes B
Drinkable Water Investment

Telephone Golf Resale

C----

Contemporary

**CO2** Emission Rating

В