



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

245,000 €

 $\textbf{Reference: R5130538} \quad \textbf{Bedrooms: 2} \quad \textbf{Bathrooms: 2} \quad \textbf{Build Size: } 71\text{m}^2 \quad \textbf{Terrace: } 20\text{m}^2$ 















## Costa del Sol, La Duquesa

Charming ground-floor apartment with terrace and mountain views – La Duquesa. Beautiful and bright ground-floor apartment located in the sought-after area of La Duquesa, just 5 minutes by car from its charming marina and the beach. Here you can enjoy a wide variety of restaurants, beach bars, and a pleasant promenade perfect for long walks by the sea. The property, with west-facing orientation, enjoys abundant natural light throughout the day. It is laid out on one level and features a cosy terrace connected to the living room, ideal for al fresco dining and relaxing moments. The apartment is in excellent condition, fully equipped, and ready to move into. It is part of a well-maintained complex with extensive green areas, a communal swimming pool, and a unique extra: a rooftop solarium with jacuzzi and kitchen that owners can reserve for private use. In addition, it includes an underground parking space and has a valid tourist license, making it an excellent opportunity both as a permanent residence and as a high-return investment. Don't miss this opportunity – book your visit today.





## **Features:**

Orientation **Climate Control Features Covered Terrace** West Air Conditioning

Lift Cold A/C **Private Terrace** Hot A/C

Satellite TV **Central Heating** 

Storage Room **Ensuite Bathroom** Marble Flooring **Double Glazing** 

**Fitted Wardrobes** Solarium

**Utility Room** Barbeque Fiber Optic

WiFi

Condition **Views Setting** Close To Golf Excellent Mountain

**Panoramic** Close To Port Garden Urbanisation Golf Close To Sea Urban Close To Shops Close To Schools

Close To Marina

Pool Kitchen **Furniture Fully Fitted** Communal Optional Garden **Parking** Security

Communal **Gated Complex** Underground

> **Entry Phone Private** Covered

**Utilities** Category

Electricity **Holiday Homes** Drinkable Water Investment

Telephone Golf

Resale