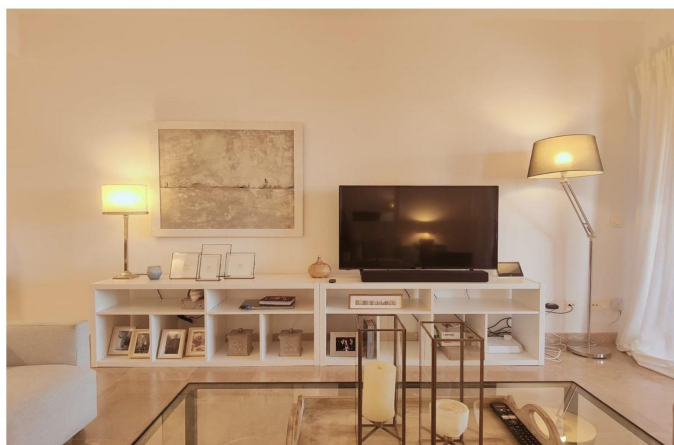
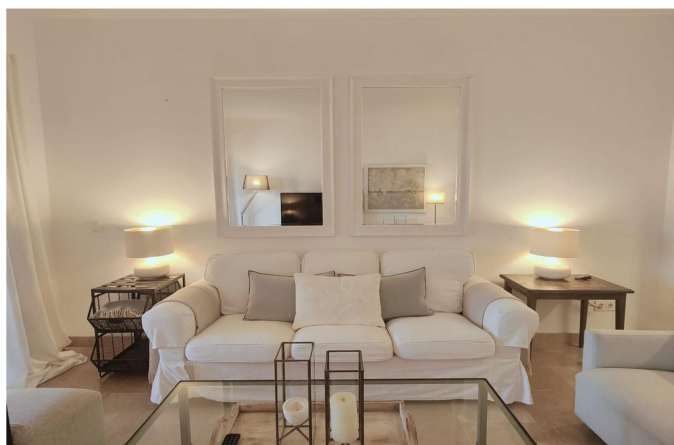




## Middle Floor Apartment for sale in La Duquesa, Manilva

**279.000 €**

Referenz: R5143027    Schlafzimmer: 2    Badezimmer: 2    Garten: 130m<sup>2</sup>    Terrasse: 40m<sup>2</sup>





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## Costa del Sol, La Duquesa

Elegant 2-Bedroom Apartment with Large Terrace in La Duquesa – Open Views, Comfort and a Privileged Setting We are delighted to present this excellent property located in one of the most sought-after areas of La Duquesa, Manilva. Positioned on a mid-floor within a well-maintained residential complex, this spacious apartment stands out for its brightness, privacy, and a 40 m<sup>2</sup> terrace, perfect for enjoying the Mediterranean climate all year round. The property features two double bedrooms and two full bathrooms, thoughtfully laid out to ensure comfort and functionality, whether as a permanent residence, holiday retreat, or investment. The independent kitchen is fully equipped and includes a laundry area. The living-dining room is spacious and inviting, with direct access to the terrace. From here, you can enjoy open views of the surrounding natural landscape: mountains, vineyards, and even a pleasant partial sea view. A perfect setting to relax, sunbathe, read, or enjoy unforgettable moments with family and friends. Additional features include a private parking space, storage room, elevator, air conditioning, and dual southeast/southwest orientation, providing natural light throughout the day. The gated community offers excellent communal facilities: an adult swimming pool, children's pool, paddle tennis court, playground, and landscaped gardens – all in a safe and tranquil environment, ideal for families or those seeking peace close to the sea. Added Value: The apartment holds a valid tourist license, making it not only move-in ready but also a highly attractive investment opportunity with proven rental potential. Its location is unbeatable: just a few minutes' drive from La Duquesa Marina, sandy beaches, supermarkets, golf courses, and essential services. With easy access to the main road, Sotogrande is only 10 minutes away, Estepona 15 minutes, and Málaga Airport about 1 hour. A property that perfectly combines outdoor space, natural light, and a strategic location on the Costa del Sol.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Solarium  
Paddel -Tennis  
Tennisplatz  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Meer  
Berg  
Panorama  
Golf  
Urban

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft

### Versorgungsunternehmen

Strom  
CO2 -Emissionsbewertung  
C

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
Urbanisierung  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen  
In der Nähe von Marina

### Möbel

Nicht eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Elektrische Jalousien  
Eingabetelefon  
Sicher

### Kategorie

Investition

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch

### Energiebewertung

C