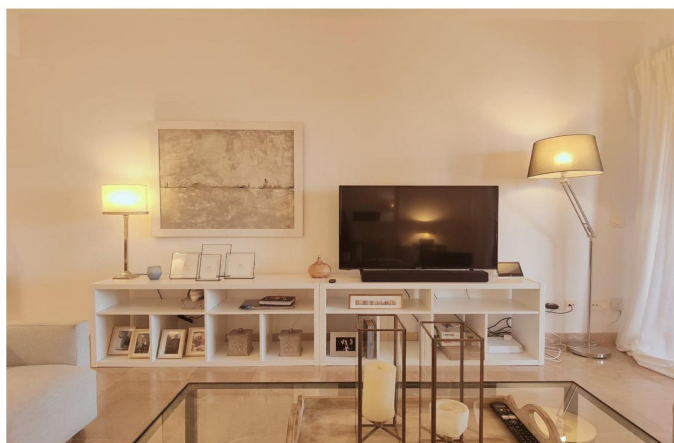
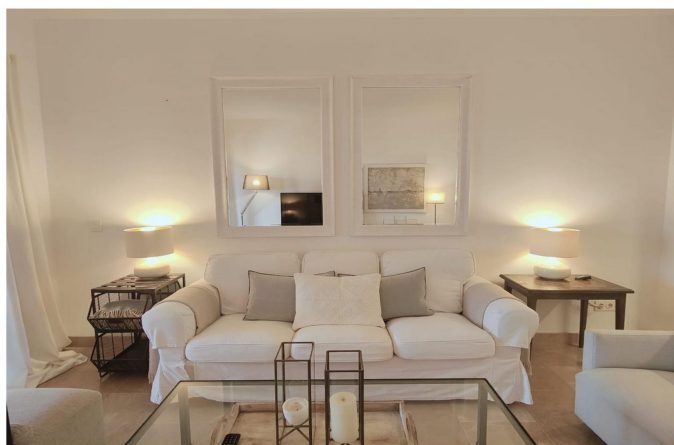




## Middle Floor Apartment for sale in La Duquesa, Manilva

**279,000 €**

Reference: R5143027   Bedrooms: 2   Bathrooms: 2   Build Size: 130m<sup>2</sup>   Terrace: 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.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Solarium  
Paddle Tennis  
Tennis Court  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Mountain  
Panoramic  
Golf  
Urban

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity  
CO2 Emission Rating  
C

### Orientation

South

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Not Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds  
Entry Phone  
Safe

### Category

Investment

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### Energy Rating

C