



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

499,000 €

Reference: R5164906   Bedrooms: 3   Bathrooms: 2   Build Size: 112m<sup>2</sup>   Terrace: 72m<sup>2</sup>





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## Costa del Sol, La Duquesa

**3-Bedroom Apartment with Glazed Terraces and Sea Views in Viñedos del Mar** This spacious 3-bedroom, 2-bathroom apartment is located in the sought-after Viñedos del Mar urbanisation, in the Duquesa area, just a short distance from the beach and all services. Bright, spacious, and ready to move into, it is perfect as a permanent home, holiday retreat, or investment. With 112 m<sup>2</sup> built, the property is on a middle floor with lift access and offers a functional layout. The living-dining room opens onto a partially glazed terrace with pleasant sea views, allowing year-round enjoyment, even in winter. In addition, there is a second glazed terrace accessible from two of the bedrooms, perfect as a relaxation corner or a cosy space for reading or working. The independent kitchen comes fully fitted with high-quality Samsung appliances, adding modernity and practicality. The property features three double bedrooms with fitted wardrobes, and two full bathrooms. It is sold partially furnished and includes air conditioning, private underground parking and storage room. The Viñedos del Mar complex is highly valued in the area for its well-kept communal gardens, adult and children's pools, and safe, peaceful environment. The location is unbeatable: just minutes from the beach, the lively Puerto de la Duquesa with its variety of restaurants, bars, and leisure options, and the town of Sabinillas, offering supermarkets, schools, pharmacies, and all essential services. Surrounded by prestigious golf courses, such as Doña Julia Golf and Finca Cortesin. Excellent connections allow you to reach Estepona in 15 minutes, Sotogrande in 20 minutes, and Málaga Airport in less than an hour. An ideal property for those looking to enjoy the tranquillity of a private community with all comforts, year-round terraces, sea views, and a prime location on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes

### Views

Sea

### Orientation

South

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Setting

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

### Condition

Excellent

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Furniture

Part Furnished

### Security

Gated Complex

### Category

Resale

### Kitchen

Fully Fitted

### Parking

Underground