



## Detached Villa for sale in La Duquesa, Manilva

**2,395,000 €**

Reference: R5177650   Bedrooms: 4   Bathrooms: 6   Plot Size: 2,900m<sup>2</sup>   Build Size: 784m<sup>2</sup>   Terrace: 100m<sup>2</sup>





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## Costa del Sol, La Duquesa

**Frontline Golf Elegance** In a truly privileged position directly on the fairways of La Duquesa Golf & Country Club, this villa is a unique Andalusian residence where stunning sea views and Mediterranean living meets timeless elegance. Its frontline golf setting guarantees views that will never change – stretching across the lush greens and out to the sparkling Mediterranean. Set on a private 2,900 m<sup>2</sup> plot, the villa offers over 900 m<sup>2</sup> of built space. A dramatic double-height entrance hall leads into bright open-plan living areas with fireplaces, feature wet bar and direct access to expansive terraces and gardens with two swimming pools, jacuzzi and outdoor dining. The bright, open kitchen has connecting pantry, laundry room and cozy snug with access to the gardens and outdoor barbeque area. The ground floor also features an office, TV lounge and hobby room which could easily be converted into further en-suite bedrooms, allowing the villa to adapt to larger families or guests. The first floor hosts three very large bedrooms, each with its own en-suite bathroom and private terrace overlooking the sea and golf course. A distinctive tower room with wraparound views provides a unique space for a yoga studio, office or private retreat. A substantial self-contained guest apartment, complete with bedroom, bathroom, kitchen-living area and its own private garden patio, is ideal for visitors or staff accommodation. The vast basement offers a garage, wine cellar, sauna, entertainment wet bar, workshop and endless possibilities for a home cinema, gym or creative studios. Outside the gates, Manilva is fast becoming one of the Costa del Sol's most attractive and up-and-coming areas. Sandy beaches, the lively marina of La Duquesa and the charm of Castillo are all within walking distance. Estepona's old town is just 15 minutes away, Sotogrande with its marina, polo and golf is 10 minutes, Gibraltar is only 25 minutes and Málaga airport is less than an hour. La Duquesa Golf Club itself is undergoing a complete renovation, soon to feature a new clubhouse, restaurant, wellness centre and world-class facilities – further elevating both lifestyle and long-term value in the area. This is more than a villa: it is a Mediterranean haven, combining timeless frontline and sea views, elegant living and flexible space in one of the coast's most authentic yet fast-rising locations.



## Features:

### Features

Covered Terrace  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
Solarium  
Sauna  
Guest Apartment  
Utility Room  
Jacuzzi  
Bar  
Staff Accommodation  
Basement  
Access for people with reduced mobility

### Views

Sea  
Panoramic  
Garden  
Pool  
Golf

### Pool

Private Pool  
Children`s Pool

### Security

Alarm System  
Entry Phone

### Category

Golf  
Luxury  
Resale

### Orientation

East  
South  
West  
South East  
South West  
North West

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
More Than One

### Energy Rating

D

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Fireplace  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Garden

Private Garden  
Landscaped

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

D