



## Penthouse for sale in San Luis de Sabinillas, Manilva

305.000 €

Referenz: R5184562    Schlafzimmer: 2    Badezimmer: 2    Garten: 84m<sup>2</sup>    Terrasse: 14m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Elegant East-Facing Penthouse in Residencial Duquesa Phase 1, La Duquesa, Manilva – Stunning Sea, Mountain, and Pool Views with Luxury Furnishings! Elevate your lifestyle in this sophisticated top-floor penthouse apartment within the prestigious Residencial Duquesa Phase 1, a gated urbanisation in the charming coastal enclave of La Duquesa, Manilva. Offering 2 bedrooms and 2 bathrooms, this fully furnished property blends Mediterranean elegance with modern convenience, making it an ideal retreat for year-round living, holidays, or investment. Perched at a higher level than surrounding buildings for ultimate privacy, the east-facing orientation ensures breathtaking sunrises directly over the sea, with abundant morning sun on the terrace until around 15:30 in summer, transitioning to delightful afternoon shade – perfect after a day at the beach. Step inside to a welcoming hallway leading to a spacious lounge and fully equipped kitchen, both opening onto a private terrace with panoramic views of the ocean, mountains (extending to Marbella and the iconic La Concha peak), lush gardens, and sparkling pools. On clear days, glimpse Morocco across the horizon. The master bedroom features an en-suite bathroom, while the second bedroom includes a French balcony for afternoon sun. Upgrades abound, including ceiling downlights in key areas, a fitted kitchen sideboard for extra storage, and a glazed utility room. The property is sold fully furnished as seen (with minor exclusions), including a Bold smart lock for app-controlled entry, TV cabinet with TV, Apple TV, and surround sound, integrated washer-dryer, coffee machine, boiler, toaster, mixer, and all kitchen essentials. Philips Hue smart lighting with presence sensor and hub adds automation, while bicycle wall hooks provide practical storage. Key Features: Stunning Views & Terrace: East-facing with direct sea, mountain, garden, pool, and Morocco vistas; private terrace ideal for al fresco dining or relaxation. Modern Comforts: Full air conditioning, fibre optics with 600 Mb/s internet (choose your provider), upgraded electricals (note: oven may trip circuit under high load if multiple appliances are on). Community Amenities: Secure 24-hour gated complex with four large swimming pools, two paddle tennis courts, well-maintained gardens, and underground garage with remote access, including a dedicated space and adjacent storage room. Fully Equipped & Furnished: High-quality appliances (fridge/freezer, oven, cooktop, dishwasher); smart home features like remote door unlock for guests; Philips Hue lighting and automation. Convenient Extras: Bold Connect for distributing app keys; surround sound system; ample storage solutions. Prime Location: Just a 4-minute walk to shops and restaurants, 10 minutes to the town of San Luis de Sabinillas or La Duquesa Marina with its vibrant cafés and international dining, 15 minutes to the sea and sandy beaches, and 20 minutes to golf courses. This family-friendly area offers a perfect balance of tranquillity and accessibility, with easy drives to Estepona (10 minutes), Marbella (30 minutes), and Gibraltar Airport (30 minutes). Currently not registered for rentals but with excellent potential in this high-demand spot. This penthouse is a rare gem in a sought-after development – contact us today to arrange a viewing and secure your slice of Costa del Sol paradise!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
In der Nähe des Transports  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
Solarium  
W-lan  
Paddel -Tennis  
Tennisplatz  
Versorgungsraum  
Glasfaser  
Zugang für Menschen mit reduzierter  
Mobilität

### Ansichten

Meer  
Berg  
Panorama  
Garten  
Pool  
Hafen  
Hof

### Pool

Gemeinschaft  
Kinderpool

### Garten

Gemeinschaft

### Orientierung

Südost

### Einstellung

Gewerbegebiet  
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  
Dorf  
In der Nähe von Marina

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
24 -Stunden -Sicherheit  
Alarmanlage  
Eingabetelefon

### Klimakontrolle

Klimaanlage  
Vor installierte a/c  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
Garage  
Privat  
Bedeckt