



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

268,000 €

Reference: R5205934 Bedrooms: 2 Bathrooms: 2 Build Size: 84m<sup>2</sup> Terrace: 60m<sup>2</sup>















## Costa del Sol, La Duquesa

Beautiful Apartment with Spacious Terrace and Private Patio in La Duquesa With a privileged location just 400 meters from the beach and surrounded by everything you need for day-to-day living. Supermarkets, restaurants, a gym, and services are just steps away, while in only 3 minutes by car you can enjoy the charming marina of La Duquesa and in 5 minutes the prestigious Sotogrande port, both perfect for strolling by the sea and experiencing the unique atmosphere of the Costa del Sol. A location that combines peace and quiet with the convenience of having everything close at hand. This bright and welcoming ground-floor property offers a large terrace alongside a generous private patio with a barbecue area—perfect for enjoying pleasant evenings outdoors all year round, thanks to the area's exceptional microclimate. Facing south, it receives abundant natural light, creating a warm and comfortable atmosphere. It features two bedrooms and two bathrooms, stylishly presented and in excellent condition, ready to move into or enjoy as a holiday home. The charming residential complex, full of potential, is a small oasis of relaxation with a spectacular communal pool, beautifully maintained gardens, and a children's play area. In addition, the property has a valid tourist license and an excellent rating on vacation rental platforms, making it an attractive option both for those seeking a second home and for those wishing to continue with a profitable investment. Don't miss the opportunity to visit and discover for yourself all the advantages that make this a unique choice on the Costa del Sol.





## **Features:**

FeaturesOrientationClimate ControlCovered TerraceEastAir Conditioning

Lift South Cold A/C

Near Transport Hot A/C
Private Terrace

Ensuite Bathroom
Marble Flooring
Fitted Wardrobes

Barbeque Fiber Optic

ViewsSettingConditionCountryCommercial AreaGood

Garden Close To Golf
Urban Close To Port
Street Urbanisation
Close To Sea

Close To Shops Close To Town Close To Schools Close To Forest Close To Marina

PoolFurnitureKitchenCommunalOptionalFully FittedGardenSecurityParking

Communal Gated Complex Underground Landscaped Entry Phone Private

Utilities Category

Electricity Holiday Homes
Drinkable Water Investment
Telephone Resale