



## 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>





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## 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:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Barbeque  
Fiber Optic

### Views

Country  
Garden  
Urban  
Street

### Pool

Communal

### Garden

Communal  
Landscaped

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East  
South

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Forest  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Underground  
Private