



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

**365,000 €**

Reference: R4884274 Bedrooms: 3 Bathrooms: 2 Build Size: 176m<sup>2</sup> Terrace: 32m<sup>2</sup>





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## Costa del Sol, La Duquesa

Ground Floor Apartment with Direct Garden Access | La Duquesa

**\*\*A RARE OPPORTUNITY TO ACQUIRE A PROPERTY WITH A TRANSFERABLE SHORT TERM RENTAL LICENSE\*\***

This comfortable ground floor apartment offers a practical layout with a natural connection to outdoor living. The bright main living and dining area opens onto a spacious covered terrace, creating an inviting space to relax. A private gate leads directly from the terrace onto the communal gardens, adding a sense of openness and making it especially convenient for families or anyone who enjoys having outdoor space close at hand.

Inside, the kitchen is functional with good storage, and all three double bedrooms include built in wardrobes. The main bedroom features its own en suite bathroom and direct access to the terrace, while the remaining two bedrooms share a second well appointed bathroom. The overall feel is warm, well cared for, and comfortable for day to day living. The gated community is well maintained with several swimming pools and generous green areas. An underground parking space and a storeroom add further convenience.

The location is ideal, just a 20 minute walk from the beach and Marina, where you will find stunning sandy beaches, supermarkets, cafés, and local schools. Gibraltar is around a thirty minute drive and Málaga Airport under an hour away, making travel simple and accessible.

With good interior space, easy outdoor access, and a convenient coastal setting, this appealing apartment is well suited for permanent living, holidays, or investment.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished  
Optional

### Security

Gated Complex  
24 Hour Security

### Category

Holiday Homes  
Investment  
Bargain  
Golf  
Resale

### Climate Control

Air Conditioning

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground