



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

**319,000 €**

Reference: R5071105   Bedrooms: 2   Bathrooms: 2   Build Size: 101m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, La Duquesa

Magnificent GROUND FLOOR APARTMENT in an ELEVATED POSITION just 10 MINUTES WALK from the BEACH, RESTAURANTS, SUPERMARKET, and the ATTRACTIVE PUERTO DE LA DUQUESA. Enjoy EXCELLENT SEA VIEWS and SUNSHINE ALL DAY LONG. Located in a well-maintained and peaceful residential complex in the La Duquesa area, where you'll find a charming seafront promenade full of beach bars, top-tier restaurants, and a vibrant range of leisure options throughout the year. The recently renovated property is in perfect condition and ready to move in. It features a spacious terrace with authorization to enclose it with glass curtains, making it usable year-round, the perfect place to relax. The complex offers expansive green areas and a large communal swimming pool, ideal for rest and enjoyment. Additionally, the property includes a parking space and storage room, providing added comfort and security. Thanks to its excellent location, functional layout, and outstanding features, it also has an active holiday rental license, making it a fantastic option for both permanent residence and investment with GREAT RENTAL POTENTIAL. Don't miss this opportunity—come visit it!



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes

### Views

Sea  
Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South  
South West

### Setting

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

### Furniture

Part Furnished

### Security

Gated Complex  
Entry Phone

### Category

Holiday Homes  
Investment  
Resale

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Street