



## Duplex for sale in La Duquesa, Manilva

**229,000 €**

Reference: R5177569   Bedrooms: 3   Bathrooms: 2   Build Size: 90m<sup>2</sup>   Terrace: 27m<sup>2</sup>





## Costa del Sol, La Duquesa

We present this attractive duplex in La Duquesa, located in a quiet and well-connected residential complex. Built in 2006, the property stands out for its spectacular panoramic sea views and excellent two-floor layout. On the ground floor, you will find two spacious and bright bedrooms along with a full bathroom. The upper floor houses a third bedroom and a second bathroom, offering an ideal space for families or those who desire more privacy. The kitchen is fully equipped in an open-plan style, naturally connecting with the living-dining area, providing a sense of space and comfort. The property is sold unfurnished, allowing future owners to decorate it to their own taste. It also features marble floors, air conditioning, and a private 27 m<sup>2</sup> terrace, perfect for enjoying views of the Mediterranean Sea and the Rock of Gibraltar. Thanks to its northeast orientation, the property benefits from plenty of natural light without excessive heat in the summer months. The complex offers landscaped gardens, a swimming pool for adults, a children's pool, and a play area. Its location is another major highlight: within less than 5 minutes by car you can reach Puerto de la Duquesa, the beaches of Manilva, and a variety of services such as supermarkets, schools, restaurants, and sports facilities. It is also very close to prestigious golf courses like Doña Julia, La Duquesa Golf, and Finca Cortesín, making it an excellent choice for golf enthusiasts. Sotogrande is only 10 minutes away, Estepona 15 minutes, Gibraltar half an hour, and Málaga airport just over an hour. Easy access to the A-7 motorway further enhances connectivity throughout the Costa del Sol. This property is ideal both as a permanent residence and as a second home or investment, given the high demand for both holiday and long-term rentals in the area. A magnificent opportunity for those seeking space, light, and breathtaking views in a privileged location on the Costa del Sol.



## Features:

### Features

Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
WiFi  
Fiber Optic

### Views

Sea

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Utilities

Electricity

### Orientation

North East

### Setting

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

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Bargain  
Golf  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Street