



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

**319,800 €**

Reference: R5245795 Bedrooms: 2 Bathrooms: 2 Build Size: 95m<sup>2</sup> Terrace: 24m<sup>2</sup>





## Costa del Sol, La Duquesa

**TWO-BEDROOM MIDDLE-FLOOR APARTMENT WITHIN EASY WALKING DISTANCE OF THE BEACH** This bright and beautifully presented middle-floor apartment boasts superb views across the sea, golf course and surrounding mountains from its private south-west facing terrace. Situated within the sought-after, 24-hour gated community of Duquesa Village, residents enjoy access to five swimming pools, paddle tennis courts and immaculately maintained communal gardens. The property is conveniently located just a 15-minute stroll from local amenities and the sandy beaches of La Duquesa. **WELL-MAINTAINED & FULLY FURNISHED** The apartment offers a spacious lounge-dining area leading directly onto the terrace, a modern fully fitted kitchen with serving hatch, a family bathroom and two generous double bedrooms with fitted wardrobes. The principal bedroom benefits from an en-suite bathroom and direct access to a partially enclosed terrace with glass curtains, ideal for year-round enjoyment. An underground parking space and a private storeroom are also included. This property represents an excellent full-time residence or an ideal lock-up-and-leave holiday home with strong rental potential. **KEY FEATURES** • Frontline golf position • Fabulous sea views • Marble flooring • Fully fitted kitchen with utility room • Modern, fully equipped bathrooms • High-speed fibre-optic internet • Hot & cold air conditioning • Newly installed infrared heating (individually controllable in each room) • Private underground parking and storeroom **LOCATION** Duquesa Port is a highly desirable marina renowned for its lively yet relaxed atmosphere, offering a wide selection of shops, bars, restaurants and supermarkets. With beautiful beaches and a mild climate year-round, Puerto de la Duquesa is considered one of the finest destinations on the Costa del Sol. Perfectly positioned for golf enthusiasts, with courses in Duquesa and nearby Sotogrande, this area provides everything needed to enjoy the very best of coastal living.



## Features:

### Features

Covered Terrace  
Lift  
Satellite TV  
Storage Room  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Paddle Tennis  
Utility Room

### Views

Sea  
Mountain  
Golf

### Furniture

Fully Furnished

### Security

24 Hour Security

### Orientation

South West

### Setting

Close To Golf  
Close To Sea  
Close To Shops  
Frontline Golf

### Kitchen

Fully Fitted

### Climate Control

Hot A/C

### Pool

Communal

### Garden

Communal