

**Ground Floor Apartment for sale in Manilva, Manilva****270,000 €**Reference: R5294845   Bedrooms: 2   Bathrooms: 2   Build Size: 85m<sup>2</sup>   Terrace: 22m<sup>2</sup>



## Costa del Sol, Manilva

Spacious 2-Bedroom Apartment with Large Terrace in La Duquesa We are pleased to present this excellent apartment located in one of the most sought-after areas of La Duquesa, ideal both as a permanent residence and as a solid investment on the Costa del Sol. The property offers 85 m<sup>2</sup> of built area, well distributed throughout. It features two spacious bedrooms with fitted wardrobes and two complete bathrooms, one of them en suite, providing comfort and privacy in the master bedroom. The bright and well-proportioned living-dining room opens directly onto a generous 22 m<sup>2</sup> east-facing terrace, perfect for enjoying the morning sun and the Mediterranean climate all year round. An ideal space for outdoor dining, relaxing or entertaining. The apartment benefits from marble flooring, central heating, and a layout that stands out for the generous size of its rooms. It also includes a practical separate utility/laundry room, a valuable feature rarely found in apartments of this type. Situated within a well-maintained community with communal swimming pool, the property offers a peaceful environment while being close to beaches, the marina, golf courses and all local amenities. Key Features: 2 spacious bedrooms 2 complete bathrooms (1 en suite) 22 m<sup>2</sup> east-facing terrace 85 m<sup>2</sup> built area Marble floors Separate utility/laundry room Fitted wardrobes Central heating Communal swimming pool Prime location in La Duquesa

**Features:**

Features	Orientation	Climate Control
Covered Terrace	East	Central Heating
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Utility Room		
Views	Setting	Condition
Country	Urbanisation	Excellent
Garden	Close To Shops	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Garage