



# Middle Floor Apartment for sale in La Duquesa, Manilva

**275,000 €**

Reference: R5257894    Bedrooms: 2    Bathrooms: 2    Build Size: 70m<sup>2</sup>    Terrace: 15m<sup>2</sup>





## Costa del Sol, La Duquesa

LUMINOUS APARTMENT WITH TERRACE, SEA VIEWS AND TOURIST LICENSE NEAR SOTOGRANDE. Located in a private, quiet and well-maintained residential complex with communal gardens and a swimming pool, just 5 minutes from La Duquesa Marina and 10 minutes from Sotogrande Marina, this property stands out for its good location and its interesting potential both as a permanent residence and as an investment.

The apartment enjoys a south-facing orientation, providing pleasant natural light throughout much of the day, and is laid out with a spacious living-dining area with direct access to a generous terrace offering lovely sea views. The open-plan kitchen is fully equipped and well integrated into the living space.

It features two bedrooms with built-in wardrobes and two bathrooms, one of them en suite, offering comfort and functionality. The property includes a private parking space and access to the communal areas of the development. In addition, it benefits from a valid tourist rental license, an added value that makes it a good opportunity with rental potential.

**Features:****Features**

Covered Terrace  
Private Terrace  
Satellite TV  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Fiber Optic

**Views**

Sea  
Mountain  
Country  
Garden  
Courtyard

**Pool**

Communal  
Children`s Pool

**Garden**

Communal

**Utilities**

Electricity  
Drinkable Water  
Telephone

**Orientation**

South

**Setting**

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

**Furniture**

Optional

**Security**

Gated Complex

**Category**

Holiday Homes  
Investment  
Resale

**Climate Control**

Air Conditioning  
Cold A/C  
Hot A/C

**Condition**

Excellent

**Kitchen**

Fully Fitted

**Parking**

Underground  
Garage