



# Wohnung im Erdgeschoss zum Verkauf in La Duquesa, Manilva

630.000 €

Referenz: R5198653 Schlafzimmer: 3 Badezimmer: 2 Garten: 178m<sup>2</sup> Terrasse: 25m<sup>2</sup>





## Costa del Sol, La Duquesa

Stunning 3-Bedroom Ground Floor Apartment in Los Granados Phase II, La Duquesa – Beachfront Bliss on the Costa del Sol

Uncover your perfect seaside sanctuary in the coveted Los Granados Phase II, one of La Duquesa's most exclusive beachfront urbanisations, renowned for its Mediterranean village-style architecture, manicured subtropical gardens, and direct access to a pristine Blue Flag beach. Built in 2004 to the highest standards, this spacious 178 m<sup>2</sup> built (with generous usable space) south-facing ground floor gem basks in all-day sunshine, offering uninterrupted sea glimpses and a serene escape just steps from the charming Castillo de la Duquesa fishing village and the vibrant Puerto de la Duquesa marina – a mere 5-10 minute stroll away, brimming with international restaurants, lively bars, boutiques, supermarkets, and watersports galore.

Exceptional Layout and Features:

Three ample double bedrooms, all with built-in wardrobes for effortless organisation.

Two modern bathrooms, blending contemporary design with everyday luxury.

A light-filled open-plan living and dining area, flowing into a sleek, fully equipped kitchen with premium appliances – ideal for family gatherings or holiday entertaining.

Expansive private terrace, seamlessly connecting to the lush communal tropical gardens, perfect for al fresco dining or lazy sunsets.

Individual heat pump heating and cooling, plus full air conditioning for year-round comfort in this sun-drenched haven enjoying over 300 days of sunshine annually.

Elevate your lifestyle with the complex's crown jewels: a magnificent lagoon-style swimming pool – one of the area's finest – enveloped in verdant gardens, 24-hour security for peace of mind, a lift for easy access, underground parking space, and private communal beach entry. Nestled in Manilva's tranquil yet connected enclave, it's a golfer's dream with La Duquesa Golf Course nearby, and effortless drives to Estepona (15 minutes), Sotogrande's luxury marinas, or Málaga Airport (under an hour). Whether as a forever family home, lucrative rental investment in this booming expat hotspot, or idyllic vacation retreat, this ready-to-enjoy property embodies the quintessential Costa del Sol lifestyle of relaxation, adventure, and coastal elegance. Enquire today for your exclusive viewing!



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
 Aufzug  
 In der Nähe des Transports  
 Private Terrasse  
 Badezimmer  
 Marmorböden  
 Doppelverglasung  
 Einstellungsschränke  
 W-lan  
 Versorgungsraum  
 Glasfaser

### Ansichten

Meer  
 Garten  
 Pool

### Pool

Gemeinschaft  
 Garten  
 Gemeinschaft

### Orientierung

Süden

### Einstellung

Gewerbegebiet  
 Strand  
 In der Nähe von Golf  
 In der Nähe des Hafens  
 Urbanisierung  
 In der Nähe des Meeres  
 In der Nähe von Geschäften  
 In der Nähe der Stadt  
 In der Nähe von Schulen  
 Strand  
 Stadt  
 In der Nähe von Marina  
 Front Line Beach Complex

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
 24 -Stunden -Sicherheit  
 Eingabetelefon

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch  
 Garage  
 Privat  
 Bedeckt