



## Bottenvåning till salu i La Duquesa, Manilva

630 000 €

Referens: R5198653   Sovrum: 3   Badrum: 2   Bygga: 178m<sup>2</sup>   Terrass: 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!



## Funktioner:

### Drag

Täckt terrass

Lyfta

Nära transport

Privat terrass

Badrum

Marmorgolv

Dubbelglas

Monterade garderober

Wifi

Förråd

Fiberoptisk

### Åsikter

Hav

Trädgård

Slå samman

### Orientering

Söder

### Miljö

Handelsområde

Strandkant

Nära golf

Nära hamnen

Urbanisering

Nära havet

Nära butiker

Nära staden

Nära skolor

Strandkant

Stad

Nära marina

Front Line Beach Complex

### Möbler

Fullmöblerad

### Säkerhet

Gated complex

24 timmars säkerhet

Posttelefon

### Klimatkontroll

Luftkonditionering

### Skick

Excellent

### Slå samman

Gemensam

Trädgård

Gemensam

### Kök

Fullmonterad

Parkering

Underground

Garage

Privat

Täckt