



## Detached Villa for sale in La Duquesa, Manilva

**1.298.000 €**

Reference: R5287693   Bedrooms: 4   Bathrooms: 4   Plot Size: 782m<sup>2</sup>   Build Size: 231m<sup>2</sup>   Terrace: 107m<sup>2</sup>





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## Costa del Sol, La Duquesa

Magnificent contemporary-style villa, recently built using high-quality materials, offering beautiful and relaxing views of the sea and green areas. Presented in impeccable condition and exceptionally well located in a quiet residential area, with supermarkets, restaurants, a gym, hairdresser, and other amenities just 200 metres away, 800 metres from the attractive Puerto de la Duquesa, and 500 metres from the magnificent beaches of Manilva, while the lively town of Sabinillas, with all kinds of shops and services, is only 1.5 km away. Thanks to its southeast orientation, the property enjoys sunshine throughout the day and stunning sunrise views every morning. The villa is distributed over two floors and features a spacious 46 m<sup>2</sup> garage for two vehicles located at the entrance of the property, as well as a large 15 m<sup>2</sup> storage room. It boasts a generous living-dining room with access to a spacious porch, which can easily be enclosed with glass curtains. All bedrooms are spacious and benefit from abundant natural light and privacy. Outstanding features include underfloor heating throughout the property, a high-quality water filtration system with pressure pump, electric shutters and blinds, mosquito screens on all windows, and a home automation system. The garden is very private and easy to maintain thanks to its high-quality artificial grass, and includes a swimming pool, exterior lighting, and a pleasant chill-out area, ideal for relaxation and outdoor living. This villa represents an exceptional opportunity that is hard to match and is highly recommended for viewing.



## Features:

### Özellikler

Kapalı teras  
Ulaşım yakınında  
Özel teras  
Uydu televizyonu  
Depo  
Ensuite Banyo  
Çift cam  
Takılmış gardıroplar  
Wifi  
Kamu hizmeti odası  
Barbekü  
Domotik  
Sitede restoran  
Nezaket otobüsü  
Kilise yakınında  
Fiber optik

### Görüşler

Deniz  
Panoramik  
Ülke  
Bahçe  
Havuz

### Havuz

Özel

### Bahçe

Özel

Peyzajlı

Kolay Bakım

### Kamu hizmetleri

Elektrik  
İçilebilir su  
Telefon

### Oryantasyon

Doğu  
Güney  
Güney Doğu

### Ayar

Ticari alan  
Golf'e yakın  
Limana yakın  
Kentleşme  
Denize yakın  
Dükkanlara Yakın  
Şehre yakın  
Okullara yakın  
Banliyö  
Marina'ya yakın

### Mobilya

İsteğe bağlı

### Güvenlik

Kapılı kompleks  
Alarm sistemi  
Elektrikli panjur  
Giriş telefonu

### Kategori

Tatil Evleri  
Yatırım  
Sahil  
Golf  
Lüks  
Yeniden satış  
Modern

### İklim kontrolü

Klima  
Soğuk klima  
Sıcak klima  
Kalorifer  
U/F Isıtma  
U/f/h banyo

### Durum

Harika

### Mutfak

Tam takılmış  
Otopark  
Garaj  
Özel  
Kapalı  
Sokak  
Birden fazla