



## Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

**325.000 €**

Reference: R5296612   Bedrooms: 2   Bathrooms: 2   Build Size: 90m<sup>2</sup>   Terrace: 40m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Semi-Furnished Apartment in the Exclusive Urb. Coto Real Duquesa, Manilva – 4 Pools and Move-In Ready! Explore this inviting semi-furnished apartment in the prestigious gated Urb. Coto Real Duquesa, a sought-after resort-style community in Manilva on the stunning Costa del Sol. Nestled between the charming Puerto de la Duquesa marina and golden beaches like Sabinillas and Playa de la Duquesa (just a 19-minute walk or short drive away), this location offers a perfect blend of tranquillity and convenience. Ideal for retirees or holidaymakers, it's surrounded by lush green areas, renowned golf courses such as La Duquesa Golf, and hiking opportunities, with easy access to vibrant restaurants, bars, and shops in the nearby marina – all while being close to Estepona (about 15 km) and Gibraltar for international flair. Residents praise the area's friendly community, beach bars, and relaxed lifestyle, making it a top spot for retirement or investment. Spanning 90 m<sup>2</sup> built (87 m<sup>2</sup> usable), this first-floor exterior apartment (with lift access) features two comfortable bedrooms, two bathrooms, a generous terrace for outdoor living, built-in wardrobes, a storage room, and air conditioning for year-round comfort. The property comes semi-furnished, including brand-new beds and select additional furniture, ready for immediate occupancy. A private garage space is included in the price, adding convenience. The urbanization boasts premium amenities: four communal swimming pools (including outdoor options for relaxation), well-maintained gardens, tennis courts, and 24-hour security in this exclusive, family-friendly enclave – perfect for enjoying the Mediterranean climate. Whether as a permanent home, holiday retreat, or rental investment, this apartment delivers exceptional value in a high-demand area.



## Features:

Özellikler	Oryantasyon	İklim kontrolü
Kapalı teras	Güney	Klima
Kaldırmak		
Ulaşım yakınında		
Özel teras		
Depo		
Ensuite Banyo		
Mermer döşeme		
Çift cam		
Takılmış gardiroplar		
Wifi		
Kürek tenisi		
Kamu hizmeti odası		
Fiber optik		
Hareketliliği azaltılmış kişiler için erişim		
<b>Görüşler</b>	<b>Ayar</b>	<b>Durum</b>
Bahçe	Ticari alan	Harika
Avlu	Golf'e yakın	
Kentsel	Limana yakın	
Sokak	Kentleşme	
	Denize yakın	
	Dükkanlara Yakın	
	Şehre yakın	
	Okullara yakın	
	Marina'ya yakın	
<b>Havuz</b>	<b>Mobilya</b>	<b>Mutfak</b>
Ortak	Parça mobilyalı	Tam takılmış
Çocukların havuzu		
<b>Bahçe</b>	<b>Güvenlik</b>	<b>Otopark</b>
Ortak	Kapılı kompleks	Yeraltı
	24 saatlik güvenlik	Garaj
	Alarm sistemi	Özel
	Elektrikli panjur	Kapalı