



# Tussenverdieping Appartement te koop in La Duquesa, Manilva

295.000 €

Referentie: R5314747 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 97m<sup>2</sup> Terras: 15m<sup>2</sup>





## Costa del Sol, La Duquesa

Apartment located frontline in La Duquesa Marina, offering an unbeatable lifestyle where everything is within walking distance: beach, restaurants and shops right on your doorstep.

A rare opportunity to enjoy a lively setting while maintaining peace and privacy, perfect as a permanent residence, holiday home or rental investment.

The property features a comfortable and functional layout with two spacious bedrooms, two fully equipped bathrooms, a separate kitchen with utility room, and a bright living room opening onto the terrace.

The 16 m<sup>2</sup> terrace is ideal for outdoor dining and relaxing moments. The main highlight is undoubtedly the location: marina living, direct beach access, gated community with 24-hour security, and underground parking, a rare feature within the port.

Comfort is guaranteed with recently upgraded hot and cold air conditioning. The residential complex offers two large swimming pools and direct access to the promenade and beach, allowing you to enjoy the Costa del Sol all year round.

Excellent location: 5 minutes from Sotogrande, 10 minutes from Estepona, and very close to La Duquesa Golf. For investors, an important advantage: the property holds a tourist rental license, enhancing its strong rental yield potential in one of the most sought-after areas of the coast.



## Kenmerken:

### Extra's

Tillen  
Nabij vervoer  
Ensuite badkamer  
Inbouwkasten

### Uitzicht

Mountain Bekeken  
Urban Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex  
24 -uurs beveiliging

### Energiebeoordeling

G

### Zonorientatie

West

### Ligging

Dicht bij strand  
Dichtbij golfbaan  
Dichtbij haven  
Dicht bij winkels  
Dichtbij scholen  
Eerstelijns strand

### Meubilering

Volledig gemeubileerd

### Parkeergelegenheid

private Parking

### CO2 Emission Rating

E

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekende conditie

### Tuin

gemeenschappelijke tuin

### Categorie

Aan zee