



## Middle Floor Apartment for sale in La Duquesa, Manilva

295.000 €

Reference: R5314747 Bedrooms: 2 Bathrooms: 2 Build Size: 97m<sup>2</sup> Terrace: 15m<sup>2</sup>





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## 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.



## Features:

### Özellikler

Kaldırmak

Ulaşım yakınında

Ensuite Banyo

Takılmış gardıroplar

### Görüşler

Dağ

Kentsel

### Havuz

Ortak

### Güvenlik

Kapılı kompleks

24 saatlik güvenlik

### Enerji derecesi

G

### Oryantasyon

Batı

### Ayar

Sahil kenarında

Golf'e yakın

Limana yakın

Dükkanlara Yakın

Okullara yakın

Sahil

### Mobilya

Tamamen mobilyalı

### Otopark

Özel

### CO2 Emisyon Derecesi

E

### İklim kontrolü

Klima

### Durum

Harika

### Bahçe

Ortak

### Kategori

Sahil