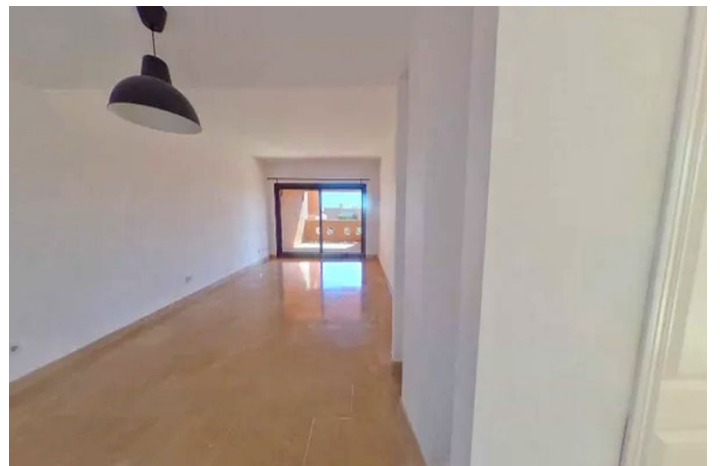


## Ground Floor Apartment for sale in Manilva, Manilva

200,000 €

Reference: R4900501 Bedrooms: 2 Bathrooms: 2 Build Size: 174m<sup>2</sup>



## Costa del Sol, Manilva

We offer you this wonderful apartment for sale in the coastal town of Manilva, in the province of Malaga, in the spectacular residential complex Coto Real Duquesa II, some homes located on the coast of Manilva, in the Arroyo de la Peñuela, on the Peñoncillo road, just 2km from the center of the Malaga municipality of Manilva, so you will have all the necessary equipment and facilities at your fingertips, thus ensuring that basic services (schools, restaurants, supermarkets, pharmacies, etc.) are covered without problems, both at the level of supplies and leisure or tourism.

This property is located on the second floor of the building, with a built area of 174m<sup>2</sup>, distributed between: 2 bedrooms with built-in wardrobes, 2 bathrooms (the main one with a hydromassage bathtub), a fitted kitchen (with granite countertop and equipped with an electric water heater, ceramic hob, oven, fridge-freezer, dishwasher, washing machine and extractor hood), living-dining room and terrace with views of the gardens or the sea.

It has a parking space and a storage room as inseparable annexes included in the price.

\*\* The images shown belong to the show flat, they may not correspond to the characteristics of the current property.

The urbanization has large, well-kept spaces with landscaped green areas, a paddle tennis court, a children's playground, an entrance control concierge and 8 community pools, being a very quiet and family-friendly complex, since there are very few neighbors.

In a very quiet and expanding environment, with easy access to the golf course, the marina and La Duquesa beach, as well as the A-7 and San Luis de Sabinillas, located approximately 1 km from the N-340, the main communication axis of the Costa del Sol, from where you can access neighbouring towns and places of interest, such as El Puerto de Sotogrande, Gibraltar or the municipalities of San Roque, among others.

This Andalusian municipality in the province of Malaga is 33km west of the capital and 30km north of Marbella, and although it has traditionally been an agricultural municipality and with some importance in the production of ceramics and the extraction of marble, currently, tourism, construction and hospitality have taken almost all the weight of the local economy.

In the vicinity you can find sports facilities, golf courses, and a varied offer of clubs and restaurants.

It is a unique opportunity to acquire this magnificent home at an exceptional price and that you can take advantage of both for your tourist and residential investment.

Are you going to let it get away?

NOTICE: the information contained in this advertisement may be subject to errors or omissions. Properties may be subject to price change, sale or withdrawal from the market. For more information, please do not hesitate to contact us.

CONTACT US, WE WILL BE HAPPY TO HELP YOU.

Our agency fees are already included in the sale price, so you will not have to pay any type of expenses for management or real estate advice and in compliance with the Decree of the Junta de Andalucía 218/2005 of October 11, it is reported that notary, registry, ITP and other expenses inherent to the sale are not included in the price.