



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

450,000 €

Reference: R5015110 Bedrooms: 2 Bathrooms: 2 Build Size: 126m<sup>2</sup> Terrace: 29m<sup>2</sup>





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## Costa del Sol, La Duquesa

CHARMING APARTMENT IN LA DUQUESA JUST 5 MINUTES FROM THE BEACH Discover this elegant apartment in La Duquesa, a true gem located just a five-minute walk from the beach, perfect for those who wish to live by the sea without giving up comfort or style. With its southeast orientation, this two-bedroom, two-bathroom home is bathed in natural light throughout the day and offers serene sea views from its spacious 29 m<sup>2</sup> terrace, ideal for enjoying the Mediterranean climate year-round. The property is in excellent condition and features high-quality materials and finishes that create a sophisticated and welcoming atmosphere. It is also equipped with aerothermal air conditioning, a modern and efficient system that ensures comfort in every season. The community stands out for its peaceful and exclusive environment, offering beautifully maintained communal gardens, three outdoor pools, two heated indoor pools, a sauna, and a gym — all designed to make the most of your leisure time without leaving home. Its location is unbeatable: just five minutes from the beach and 40 minutes from Gibraltar, surrounded by schools, restaurants, and leisure areas — a setting that adds value to any lifestyle. The property also includes a parking space and storage room in the price, adding even more convenience and appeal. This is a unique opportunity for those seeking quality of life in one of the most desirable areas of the Costa del Sol. Experience the luxury of simplicity, the privilege of location, and the peace of a smart investment.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Sauna  
Utility Room  
Domotics  
Fiber Optic

### Views

Sea  
Garden  
Urban

### Pool

Communal  
Heated  
Indoor

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

South East

### Setting

Urbanisation  
Close To Shops  
Close To Schools

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Entry Phone

### Category

Holiday Homes  
Investment  
Beachfront  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Central Heating

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered  
Communal