



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

329,000 €

Reference: R5227501 Bedrooms: 2 Bathrooms: 2 Build Size: 112m<sup>2</sup> Terrace: 63m<sup>2</sup>





## Costa del Sol, La Duquesa

Spacious Ground Floor Apartment with Large Terrace and Direct Garden Access – La Duquesa Discover this inviting ground floor apartment located in one of the most sought-after areas of La Duquesa, ideal for those seeking comfort, privacy, and a peaceful setting near the sea. The property boasts 112 m<sup>2</sup> of interior space and a spacious 63 m<sup>2</sup> private terrace, perfect for enjoying the outdoors, sunbathing, or hosting meals and gatherings with family and friends. The terrace offers direct access to the well-maintained communal garden, providing a sense of spaciousness and connection with nature. The interior comprises two double bedrooms with built-in wardrobes and two full bathrooms, one of which is en-suite. The apartment features a semi-open kitchen that can be transformed into a fully open-plan space if desired, as well as a bright living-dining room with large windows that provide natural light throughout the day, thanks to its southeast orientation. High-quality features include marble floors, air conditioning, double-glazed windows, and the apartment is delivered furnished and ready to move into. Furthermore, it includes an underground parking space and storage room, a significant added value for both permanent residence and holiday rentals. The gated and secure complex features tropical gardens, a communal swimming pool, a children's play area, and green spaces, ideal for families or those seeking a peaceful retreat close to everything. Community fees are reasonable for the level of services offered. Its location is outstanding due to its proximity to key points of interest: it is just minutes from Puerto de La Duquesa, with its wide range of restaurants and leisure activities, as well as beaches, supermarkets, schools, sports facilities, and several golf courses. In addition, the connection to the A-7 motorway allows you to reach Estepona in 10 minutes, Sotogrande in 15 minutes, Marbella in 25 minutes, and Malaga Airport in under an hour. This apartment is an excellent option as a primary residence, a second home, or an investment with great potential for holiday and long-term rentals, thanks to its size, features, and strategic location. A versatile and well-maintained property, ready to be enjoyed from day one in a privileged setting on the Costa del Sol.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room

### Views

Garden

### Pool

Communal

### Garden

Communal

### Utilities

Electricity

### Orientation

South  
South East

### Setting

Urbanisation  
Close To Sea

### Furniture

Fully Furnished

### Security

Gated Complex

### Category

Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground