



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

**429,000 €**

Reference: R5292160   Bedrooms: 3   Bathrooms: 2   Build Size: 143m<sup>2</sup>   Terrace: 28m<sup>2</sup>





## Costa del Sol, La Duquesa

This attractive apartment located in the well-established Punta Paloma residential complex in La Duquesa offers an excellent combination of space, comfort, and location. Situated on a middle floor, it features 143 m<sup>2</sup> of built area and a 28 m<sup>2</sup> southeast-facing terrace, ensuring abundant natural light throughout most of the day and pleasant views over the communal swimming pool. The property offers three bedrooms and two bathrooms, with a functional layout ideal both as a permanent residence and as a holiday home. The spacious and bright living-dining area provides direct access to the terrace, which has been partially enclosed with a Lumon system, allowing year-round use, with part of the space converted into a walk-in dressing area, adding extra value. The kitchen is independent, practical, and well laid out for everyday living. Notable features include air conditioning, underfloor heating, marble floors, and the option to purchase the property furnished. It also includes a private parking space and a storage room, offering additional convenience and storage. The gated community is well maintained and features indoor and outdoor communal swimming pools, landscaped common areas, and an elevator, creating a peaceful and secure environment. Its location is one of its greatest assets, just minutes from La Duquesa Marina, with its wide selection of restaurants, shops, and leisure options available year-round. Nearby beaches and the seaside promenade are easily accessible, and excellent road connections via the A-7 provide quick access to Estepona, Sotogrande, and Marbella. Gibraltar and Málaga airports are also within comfortable driving distance, making this property an ideal option for both living and investment on the Costa del Sol.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Covered Terrace	South East	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Pool	Close To Golf	Excellent
	Close To Port	
	Urbanisation	
	Close To Town	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Optional	Fully Fitted
Indoor		
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Communal	Gated Complex	Underground
<b>Utilities</b>	<b>Category</b>	
Electricity	Resale	
Gas		