



# Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

325,000 €

Reference: R5296612 Bedrooms: 2 Bathrooms: 2 Build Size: 90m<sup>2</sup> Terrace: 40m<sup>2</sup>





## Costa del Sol, San Luis de Sabinillas

Semi-Furnished Apartment in the Exclusive Urb. Coto Real Duquesa, Manilva – 4 Pools and Move-In Ready!

Explore this inviting semi-furnished apartment in the prestigious gated Urb. Coto Real Duquesa, a sought-after resort-style community in Manilva on the stunning Costa del Sol. Nestled between the charming Puerto de la Duquesa marina and golden beaches like Sabinillas and Playa de la Duquesa (just a 19-minute walk or short drive away), this location offers a perfect blend of tranquillity and convenience. Ideal for retirees or holidaymakers, it's surrounded by lush green areas, renowned golf courses such as La Duquesa Golf, and hiking opportunities, with easy access to vibrant restaurants, bars, and shops in the nearby marina – all while being close to Estepona (about 15 km) and Gibraltar for international flair. Residents praise the area's friendly community, beach bars, and relaxed lifestyle, making it a top spot for retirement or investment.

Spanning 90 m<sup>2</sup> built (87 m<sup>2</sup> usable), this first-floor exterior apartment (with lift access) features two comfortable bedrooms, two bathrooms, a generous terrace for outdoor living, built-in wardrobes, a storage room, and air conditioning for year-round comfort. The property comes semi-furnished, including brand-new beds and select additional furniture, ready for immediate occupancy. A private garage space is included in the price, adding convenience.

The urbanization boasts premium amenities: four communal swimming pools (including outdoor options for relaxation), well-maintained gardens, tennis courts, and 24-hour security in this exclusive, family-friendly enclave – perfect for enjoying the Mediterranean climate. Whether as a permanent home, holiday retreat, or rental investment, this apartment delivers exceptional value in a high-demand area.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Utility Room  
Fiber Optic

Access for people with reduced mobility

### Views

Garden  
Courtyard  
Urban  
Street

### Orientation

South

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Part Furnished

### Security

Gated Complex  
24 Hour Security  
Alarm System  
Electric Blinds

### Climate Control

Air Conditioning

### Condition

Excellent

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered