



# Tussenverdieping Appartement te koop in San Luis de Sabinillas, Manilva

325.000 €

Referentie: R5296612 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 90m<sup>2</sup> Terras: 40m<sup>2</sup>





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## 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.



## Kenmerken:

### Extra's

Overdekt terras  
Tillen  
Nabij transport  
Privéterras  
Opslagruimte  
Ensuite badkamer  
Marmeren vloeren  
Dubbele beglazing  
Gemonteerde kasten  
Wifi

Peddeltennis

Bijkeuken

Glasvezel

Toegang voor mensen met verminderde  
mobiliteit

### Uitzicht

Tuin

Binnenplaats

Stedelijk

Straat

### Zwembad

Gemeenschappelijk

Kinderen zwembad

### Tuin

Gemeenschappelijk

### Zonorientatie

Zuiden

### Ligging

Commercieel gebied

Dicht bij golf

Dicht bij de poort

Verstedelijking

Dicht bij zee

Dicht bij winkels

Dicht bij de stad

Dicht bij scholen

Dicht bij jachthaven

### Meubilering

Deels ingericht

### Beveiliging

Gated Complex

24 -uurs beveiliging

Alarmsysteem

Elektrische jaloezieën

### Klimaatbeheersing

Airconditioning

### Huidige Staat

Uitstekend

### Keuken

Volledig passend

### Parkeergelegenheid

Ondergronds

Garage

Privé

Bedekt