



## Lejlighed i stueetagen til salg i La Duquesa, Manilva

255.000 €

Reference: R5297602 Soveværelser: 2 Badeværelser: 2 Byg Størrelse: 87m<sup>2</sup> Terrasse: 20m<sup>2</sup>





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## Costa del Sol, La Duquesa

Almost-New Ground-Floor Apartment in Royal Duquesa Hills, Manilva – Partial Sea Views, Large Garage & Exclusive Rooftop Chillout!

Discover this virtually brand-new apartment (less than one year of use) in the peaceful and highly sought-after Royal Duquesa Hills urbanisation, nestled in the heart of the prestigious La Duquesa Golf & Country Club. This quiet, noise-free community offers the perfect balance of tranquillity and convenience, with all essential services nearby and excellent connections to Estepona (15 minutes) and Sotogrande (10 minutes). Just 5 minutes by car from the lively Puerto de la Duquesa marina and its golden beaches, and steps from the renowned La Duquesa Golf course, it's an ideal spot for golf lovers, families, or those seeking a relaxed Costa del Sol lifestyle with stunning partial sea and mountain/nature views.

Spanning 87 m<sup>2</sup> built, this bright ground-floor exterior apartment (with lift) features two spacious bedrooms, two bathrooms, a generous sunny terrace, built-in wardrobes, central heating, air conditioning, and beautiful marble flooring in excellent condition. The modern kitchen is fully equipped except for the dishwasher and fridge. Sold almost unfurnished (only essential items left for convenience), it's ready for you to personalise. A large private garage space (perfect for a big car) is included in the price.

The exclusive Royal Duquesa Hills community provides a seasonal communal swimming pool, lush gardens, and a private rooftop chillout area reserved exclusively for owners and long-term tenants – perfect for relaxing with panoramic views. Traditional Andalusian charm meets modern comfort in this well-maintained development.

Priced at €270,000 – an exceptional opportunity in this prime, tranquil location near Duquesa Golf and Puerto de la Duquesa.



## Funktioner:

### Funktioner

Dækket terrasse

Elevator

I nærheden af transport

Privat terrasse

Ensuite badeværelse

Marmorgulve

Dobbeltvindue

Monterede garderober

Wifi

Værktøjsrum

Fiberoptik

Adgang for mennesker med reduceret mobilitet

### Synspunkter

Hav

Panoramisk

Land

Have

Gårdsplads

### Pool

Kommunal

### Have

Kommunal

Privat

### Orientering

Øst

Syd

### Indstilling

Tæt på golf

Urbanisering

Tæt på butikker

Tæt på byen

Tæt på skoler

Frontline Golf

Tæt på marina

### Møbel

Del møbleret

### Sikkerhed

Gated kompleks

Alarmsystem

### Klimakontrol

Aircondition

### Tilstand

Fremragende

Ny konstruktion

### Køkken

Delvist monteret

### Parkering

Underjordisk

Garage

Privat

Dækket