

**Ground Floor Apartment for sale in La Duquesa, Manilva****365,000 €**Reference: R5016388   Bedrooms: 3   Bathrooms: 2   Build Size: 93m<sup>2</sup>   Terrace: 48m<sup>2</sup>



## Costa del Sol, La Duquesa

A charming garden apartment on a fantastic community with direct access to Duquesa Marina and the beautiful sandy beach.

Tourist License previously in place- ideally opportunity for investment.

Entrance into this 3 bedroom is into a hallway. This leads to a good size lounge/dining room. This bright room has french doors onto a covered terrace and the private garden.

The entrance hall also leads to the large, practical kitchen. This is fully fitted and equipped and also has a handy utility room.

The entrance hall also leads to the sleeping accommodation. The main bedroom is generous with fitted wardrobes and a full ensuite bathroom. The 2nd and 3rd bedrooms are also doubles with fitted wardrobes. Finally, there is a family bathroom.

The apartment is sold fully furnished and ready for immediate occupation.

French doors from the living room leads to a covered terrace, perfect for dining in the shade.

This terrace leads to a secure private garden.

The private gardens leads to the well maintained community gardens and a selection of 4 swimming pools.

There are also 2 community Padel Courts.

Marina de la Duquesa is a secure, gated community. There is direct access from the community onto the promenade and the beautiful sandy beach.

Duquesa Marina is just a 2 minute walk away.

This apartment also has an invaluable private underground parking space.



## Features:

<b>Features</b>	<b>Climate Control</b>	<b>Views</b>
Private Terrace	Air Conditioning	Sea
Storage Room		Pool
Fitted Wardrobes		
Utility Room		
<b>Setting</b>	<b>Condition</b>	<b>Pool</b>
Beachside	Good	Communal
Close To Port		
Close To Sea		
Close To Shops		
Close To Marina		
Beachfront		
Front Line Beach Complex		
Marina		
<b>Furniture</b>	<b>Garden</b>	<b>Security</b>
Fully Furnished	Communal	Gated Complex
		24 Hour Security
<b>Parking</b>	<b>Category</b>	
Private	Holiday Homes	
	Beachfront	