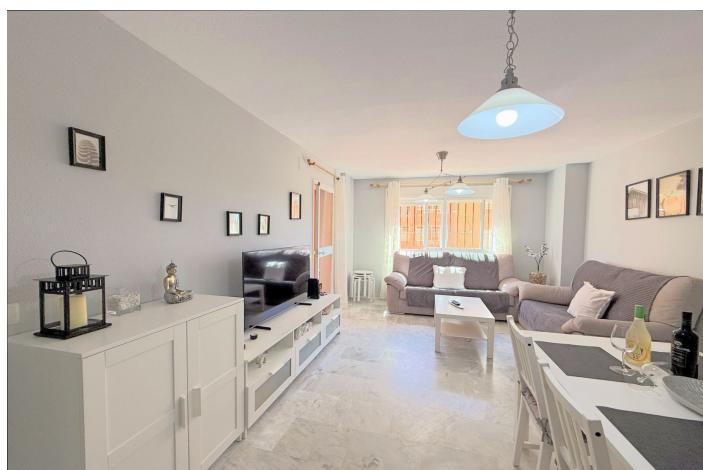


**Ground Floor Apartment for sale in La Duquesa, Manilva****268,000 €**Reference: R5205934 Bedrooms: 2 Bathrooms: 2 Build Size: 84m² Terrace: 60m²



Costa del Sol, La Duquesa

Beautiful Apartment with Spacious Terrace and Private Patio in La Duquesa. With a privileged location just 400 meters from the beach and surrounded by everything you need for day-to-day living. Supermarkets, restaurants, a gym, and services are just steps away, while in only 3 minutes by car you can enjoy the charming marina of La Duquesa and in 5 minutes the prestigious Sotogrande port, both perfect for strolling by the sea and experiencing the unique atmosphere of the Costa del Sol. A location that combines peace and quiet with the convenience of having everything close at hand. This bright and welcoming ground-floor property offers a large terrace alongside a generous private patio with a barbecue area—perfect for enjoying pleasant evenings outdoors all year round, thanks to the area's exceptional microclimate. Facing south, it receives abundant natural light, creating a warm and comfortable atmosphere. It features two bedrooms and two bathrooms, stylishly presented and in excellent condition, ready to move into or enjoy as a holiday home. The charming residential complex, full of potential, is a small oasis of relaxation with a spectacular communal pool, beautifully maintained gardens, and a children's play area. In addition, the property has a valid tourist license and an excellent rating on vacation rental platforms, making it an attractive option both for those seeking a second home and for those wishing to continue with a profitable investment. Don't miss the opportunity to visit and discover for yourself all the advantages that make this a unique choice on the Costa del Sol.



Features:

| Features | Orientation | Climate Control |
|------------------|------------------|------------------|
| Covered Terrace | East | Air Conditioning |
| Lift | South | Cold A/C |
| Near Transport | | Hot A/C |
| Private Terrace | | |
| Ensuite Bathroom | | |
| Marble Flooring | | |
| Fitted Wardrobes | | |
| Barbeque | | |
| Fiber Optic | | |
| Views | Setting | Condition |
| Country | Commercial Area | Good |
| Garden | Close To Golf | |
| Urban | Close To Port | |
| Street | Urbanisation | |
| | Close To Sea | |
| | Close To Shops | |
| | Close To Town | |
| | Close To Schools | |
| | Close To Marina | |
| | Close To Forest | |
| Pool | Furniture | Kitchen |
| Communal | Optional | Fully Fitted |
| Garden | Security | Parking |
| Communal | Gated Complex | Underground |
| Landscaped | Entry Phone | Private |
| Utilities | Category | |
| Electricity | Holiday Homes | |
| Drinkable Water | Investment | |
| Telephone | Resale | |