



## Ground Floor Apartment for sale in La Duquesa, Manilva

**425,000 €**

Reference: R5199682   Bedrooms: 3   Bathrooms: 2   Build Size: 120m<sup>2</sup>   Terrace: 34m<sup>2</sup>





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## Costa del Sol, La Duquesa

SEA FACING DEVELOPMENT, WALK TO THE BEACHES. Ideally located only 200 meters from the golden beach of Punta Paloma in Manilva and just a few minutes drive to the charming LA DUQUESA PORT & SOTOGRANDE with its restaurants, cafés and bars. This luxury 3 bedroom apartment overlooking the Mediterranean Sea with a beautiful SWIMMING POOL terrace. A fabulous location on a hilltop position to guarantee splendid PANORAMIC SEA VIEWS . The apartment include a storage room and a parking space that can be directly accessed through a lift. The apartment benefits from a fiber optic Internet and telephone, „Toshiba“ air conditioning throughout and a 75% ENERGY SAVING SYSTEM on hot water. The complex benefits from a 24 hour security with video surveillance to ensure a total piece of mind. The communal areas consist of 2 large pools, a 260m2 STATE OF THE ART WELLNESS CENTRE (also with fabulous sea views) featuring an INDOOR POOL, sauna, lounge area and a gym. Only 15 minutes from charming Estepona and Malaga International Airport is only an hour away. GREAT INVESTMENT WITH PROVEN RENTAL HISTORY WITH TOURIST LICENCE.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Fitted Wardrobes  
Fiber Optic

### Views

Sea  
Panoramic

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water

### Energy Rating

C

### Orientation

South

### Setting

Urbanisation

### Furniture

Not Furnished

### Security

Gated Complex

### Category

Holiday Homes  
Luxury

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Private  
Communal

### CO2 Emission Rating

C