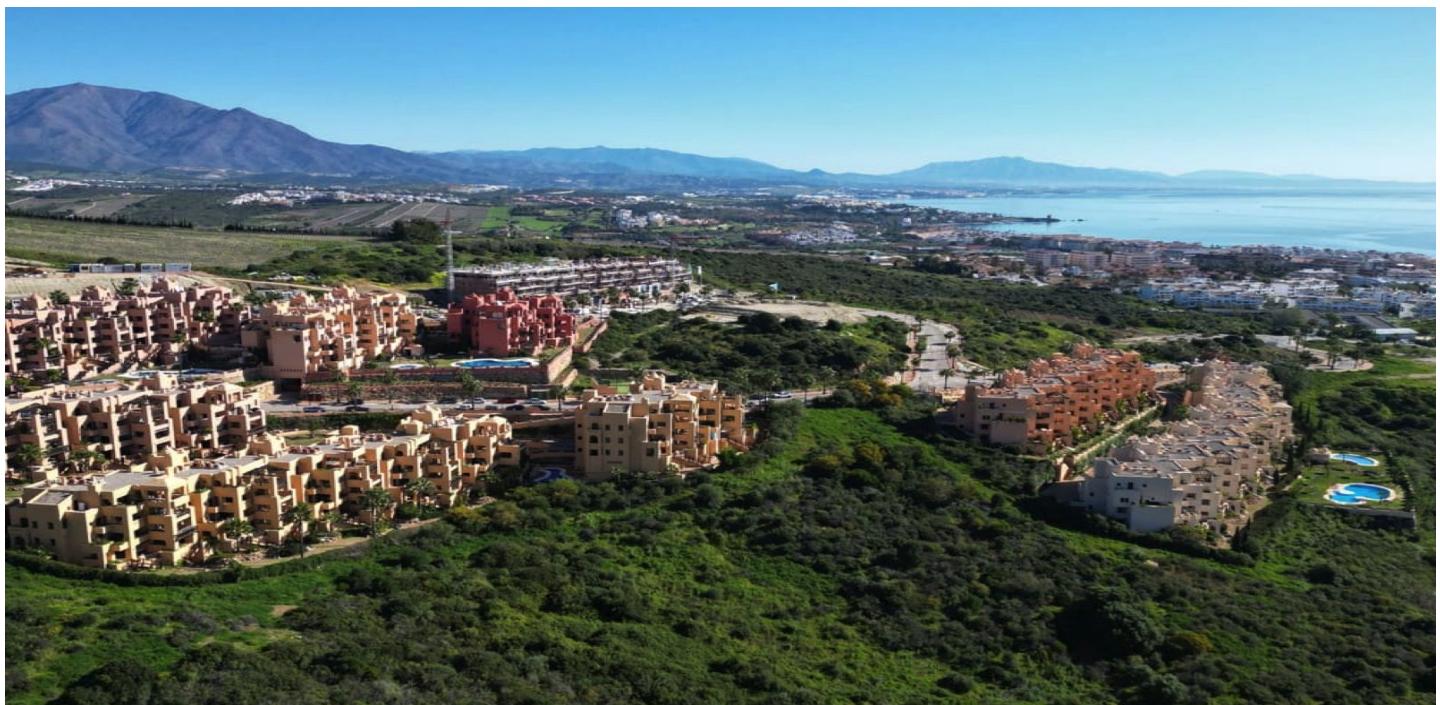




Middle Floor Apartment for sale in San Luis de Sabinillas, Manilva

325,000 €Reference: R5296612 Bedrooms: 2 Bathrooms: 2 Build Size: 90m² Terrace: 40m²



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 m² built (87 m² 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.



Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Utility Room		
WiFi		
Fiber Optic		
Paddle Tennis		
Access for people with reduced mobility		
Views	Setting	Condition
Garden	Commercial Area	Excellent
Urban	Close To Golf	
Street	Close To Port	
Courtyard	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Part Furnished	Fully Fitted
Children`s Pool		
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	Garage
	Alarm System	Private
	Electric Blinds	Covered