



# Detached Villa for sale in La Duquesa, Manilva

875,000 €

Reference: R5394268 Bedrooms: 3 Bathrooms: 3 Plot Size: 890m<sup>2</sup> Build Size: 250m<sup>2</sup> Terrace: 60m<sup>2</sup>





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## Costa del Sol, La Duquesa

Located in the prestigious La Paloma urbanization, between San Luis de Sabinillas and Sotogrande, this charming villa enjoys a privileged setting between Sotogrande Marina and Puerto Deportivo de La Duquesa, both just a 10-minute drive away. In these lively areas you will find a wide selection of restaurants, beach bars, leisure venues and shopping areas with supermarkets, pharmacies and schools, making everyday life comfortable and convenient. With an elegant classic and traditional style, this magnificent property stands out for its charm and the pleasant sea views it offers from different parts of the house. It sits on a flat 890 m<sup>2</sup> plot, where a large private swimming pool blends perfectly with beautifully maintained gardens filled with flowers and trees, creating an atmosphere of tranquility and privacy. The property is distributed over two floors. On the main floor there is a cozy living room with a fireplace, ideal for relaxing moments, a kitchen opening onto a pleasant porch, two bedrooms, one bathroom and a guest toilet. On the upper floor there is a spectacular master bedroom with a private terrace and panoramic views over the entire coastline, a perfect space to relax and enjoy the surroundings. Facing east, the house enjoys abundant natural light throughout much of the day. With a built area of 250 m<sup>2</sup>, the property also features a full basement level used for storage, providing a large and practical extra space. Inside the property there is covered parking for two vehicles. Among its additional features are solar panels for water heating, individual hot and cold air conditioning, and electric awnings on the terrace, providing comfort and energy efficiency. In short, this is a magnificent opportunity to acquire a charming home with great potential to personalize to each owner's taste. A true dream house located in a peaceful area, yet with excellent connections and easy access to the Autovía del Mediterráneo A-7.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room

Barbeque

Basement

### Views

Sea Views  
Mountain  
Panoramic  
Garden  
Pool  
Urban

### Pool

Private Pool

### Garden

Private Garden  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone  
Solar water heating

### Orientation

East

### Setting

Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Luxury  
Resale

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Good

### Kitchen

Fully Fitted

### Parking

Private  
More Than One