



# Ground Floor Apartment for sale in La Duquesa, Manilva

499.000 €

Referenz: R5164909 Schlafzimmer: 3 Badezimmer: 3 Grundstücksgröße: 50m<sup>2</sup> Garten: 129m<sup>2</sup> Terrasse: 80m<sup>2</sup>





## Costa del Sol, La Duquesa

Spacious Ground Floor Apartment with Private Garden in La Duquesa – Manilva

This bright and spacious ground-floor apartment is located in a quiet and secure residential area of La Duquesa (Manilva), right on the Costa del Sol. With excellent layout and surrounded by green areas, it combines space, comfort, and privacy.

The property offers 129m<sup>2</sup> built, with 3 bedrooms, 2 full bathrooms, and a guest toilet – ideal for families or those who need extra space for visitors. The living-dining room is large and bright, opening directly onto an 80m<sup>2</sup> terrace and a 50m<sup>2</sup> private garden, perfect for enjoying the Mediterranean climate all year round. Some furniture is included for immediate occupation.

The open-plan kitchen is fully equipped and connected to the living area, offering modernity and functionality. There is also a laundry area, and marble floors add elegance and freshness throughout the apartment.

Features:

Air conditioning installed

Elevator in the building

Private parking and storage included

Communal pool and children's pool

Private garden with fruit trees: lemons, plums, mangoes, bananas, cherimoyas, avocados, and pomegranates

Gated community with secure access

With a south-facing orientation, the apartment enjoys sun and natural light all day, while the garden views provide privacy and tranquility.

Location:

Close to the beach and La Duquesa Marina, with a wide selection of restaurants, bars, and services. Strategically located:

5 min to Sabinillas (supermarkets, schools, shops)

10 min to Manilva town

20 min to Estepona

30 min to Marbella and Sotogrande

1 h to Málaga Airport and 35 min to Gibraltar Airport

This ground-floor apartment is perfect for those looking for a spacious home with a large terrace and private garden, in one of the most sought-after areas of the Costa del Sol. Ideal as a permanent residence, second home, or rental investment.



## Eigenschaften:

### Merkmale

Überdachte Terrasse  
Aufzug  
Private Terrasse  
Lagerraum  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Versorgungsraum

Glasfaser

### Ansichten

Garten

### Pool

Gemeinschaft  
Kinderpool

### Garten

Privat

### Versorgungsunternehmen

Strom

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
Urbanisierung  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Teil eingerichtet

### Sicherheit

Gated Complex

### Kategorie

Wiederverkauf

### Klimakontrolle

Klimaanlage  
Kalte a/c  
Heiße A/C.

### Zustand

Exzellent

### Küche

Teilweise montiert

### Parken

Unterirdisch