



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

**499,000 €**Reference: R5164909   Bedrooms: 3   Bathrooms: 3   Plot Size: 50m<sup>2</sup>   Build Size: 129m<sup>2</sup>   Terrace: 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.

## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Storage Room		
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Views	Setting	Condition
Garden	Close To Golf	Excellent
	Urbanisation	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Communal	Part Furnished	Partially Fitted
Children`s Pool		
Garden	Security	Parking
Private Garden	Gated Complex	Underground
Utilities	Category	
Electricity	Resale	