



# Wohnung im Erdgeschoss zum Verkauf in La Duquesa, Manilva

349.950 €

Referenz: R5271055 Schlafzimmer: 2 Badezimmer: 2 Grundstücksgröße: 50m<sup>2</sup> Garten: 98m<sup>2</sup> Terrasse: 150m<sup>2</sup>





---

## Costa del Sol, La Duquesa

.You wake to the soft glow of morning light spilling across cool marble floors. The curtains sway gently as the sea breeze drifts in, carrying that unmistakable Mediterranean scent – salt air, sunshine, and the promise of another perfect day in La Duquesa.

This ground-floor apartment isn't just a property. It's a lifestyle.

Step from your spacious, light-filled living room straight onto your private 120 m<sup>2</sup> terrace – your own outdoor sanctuary. Here, mornings begin with coffee under blue skies, afternoons melt into lazy lunches with friends, and evenings are made for wine, laughter, and sunsets that paint the sea in gold. South-facing, with views over lush gardens and a shimmering pool, every moment feels like a holiday.

Inside, the home is beautifully presented and ready to enjoy. The fully fitted kitchen and adjoining utility room make everyday living effortless, whether you're preparing a quiet dinner for two or entertaining guests after a long beach day. Both bedrooms are generous and calming, with the master suite offering its own private bathroom – your personal retreat at the end of the day.

And the location? It's hard to beat.

Just 200 metres from the beach, you can stroll down for an early swim before breakfast. Wander 2 km along the coastline past some of the Costa del Sol's most charming chiringuitos, where fresh seafood and cold drinks are served with your toes practically in the sand, until you reach the vibrant marina of La Duquesa. In the other direction, a short 10-minute drive brings you to the glamour and elegance of Sotogrande, with its stylish boutiques, waterfront restaurants, and world-class marina.

Whether you're a golfer, a beach lover, or someone simply searching for sunshine and serenity, this gated community offers everything you need – landscaped gardens, a swimming pool, gym, underground parking, lift access, fibre optic internet, air conditioning, and total peace of mind.

Fully furnished and in excellent condition, this home is ready for its next chapter.

At €359,950, this is more than an apartment.

It's morning swims.

It's sunset dinners.

It's Mediterranean living, exactly as it should be.

And it's waiting for you.



## Eigenschaften:

### Merkmale

Aufzug  
Private Terrasse  
Badezimmer  
Marmorböden  
Doppelverglasung  
Einstellungsschränke  
W-lan  
Fitnessstudio  
Versorgungsraum  
Glasfaser

### Ansichten

Meer  
Panorama  
Garten  
Pool  
Hof

### Pool

Gemeinschaft

### Garten

Gemeinschaft  
Privat

### Versorgungsunternehmen

Strom

### Orientierung

Süden

### Einstellung

In der Nähe von Golf  
In der Nähe des Hafens  
In der Nähe des Meeres  
In der Nähe von Geschäften  
In der Nähe der Stadt  
In der Nähe von Schulen

### Möbel

Voll eingerichtet

### Sicherheit

Gated Complex  
Eingabetelefon

### Kategorie

Luxus

### Klimakontrolle

Klimaanlage

### Zustand

Exzellent

### Küche

Voll ausgestattet

### Parken

Unterirdisch