



# Villa - Chalet en venta en La Duquesa, Manilva

1.298.000 €

Referencia: R5287693    Dormitorios: 4    Baños: 4    Terreno: 782m<sup>2</sup>    Construido: 231m<sup>2</sup>    Terraza: 107m<sup>2</sup>





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## Costa del Sol, La Duquesa

Magnificent contemporary-style villa, recently built using high-quality materials, offering beautiful and relaxing views of the sea and green areas. Presented in impeccable condition and exceptionally well located in a quiet residential area, with supermarkets, restaurants, a gym, hairdresser, and other amenities just 200 metres away, 800 metres from the attractive Puerto de la Duquesa, and 500 metres from the magnificent beaches of Manilva, while the lively town of Sabinillas, with all kinds of shops and services, is only 1.5 km away. Thanks to its southeast orientation, the property enjoys sunshine throughout the day and stunning sunrise views every morning. The villa is distributed over two floors and features a spacious 46 m<sup>2</sup> garage for two vehicles located at the entrance of the property, as well as a large 15 m<sup>2</sup> storage room. It boasts a generous living-dining room with access to a spacious porch, which can easily be enclosed with glass curtains. All bedrooms are spacious and benefit from abundant natural light and privacy. Outstanding features include underfloor heating throughout the property, a high-quality water filtration system with pressure pump, electric shutters and blinds, mosquito screens on all windows, and a home automation system. The garden is very private and easy to maintain thanks to its high-quality artificial grass, and includes a swimming pool, exterior lighting, and a pleasant chill-out area, ideal for relaxation and outdoor living. This villa represents an exceptional opportunity that is hard to match and is highly recommended for viewing.



## Características:

### Características

Terraza Cubierta  
Cerca de Transporte  
Terraza Privada  
TV Satélite  
Trastero - Almacén  
Baño En-Suite  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Lavadero  
Barbacoa  
Domotica  
Restaurant  
Servicio de Autobuses  
Cerca de una Iglesia  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas Panorámicas  
Vistas al Campo  
Vistas a Jardín  
Vistas a Piscina

### Piscina

Piscina Privada

### Jardín

Jardín Privado  
Jardín Paisajístico  
Jardín de fácil mantenimiento

### Servicios Públicos

Electricidad  
Agua Potable  
Teléfono

### Orientación

Este  
Sur  
Orientación Sureste

### Posición

Área Comercial  
Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Cerca de Colegios  
Suburbano  
Cerca de Marina

### Muebles

Opcionales

### Seguridad

Recinto Cerrado  
Alarma  
Persianas Eléctricas  
Portero Automático

### Categoría

Casas de vacaciones  
Inversion  
Frente a la playa  
Golf  
Lujo  
Reventa  
Contemporáneo

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente  
Calefacción Central.  
Suelo Radiante  
Baño

### Estado

Excelente estado de conservación

### Cocina

Cocina Equipada

### Aparcamiento

Garaje  
Párking Privado  
Párking Cubierto  
Párking en Calle  
More Than One