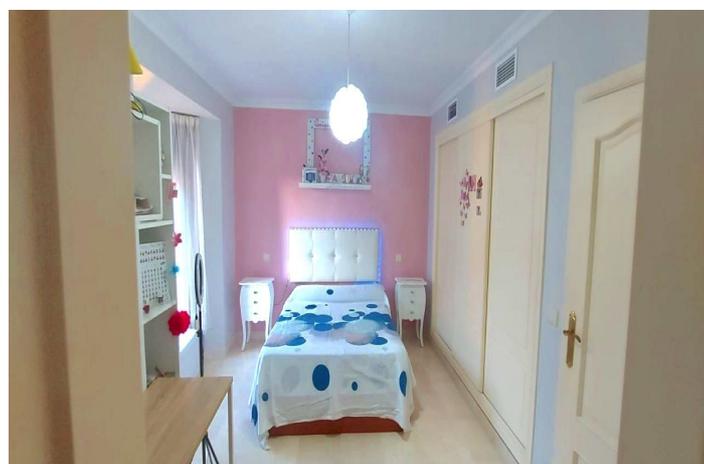
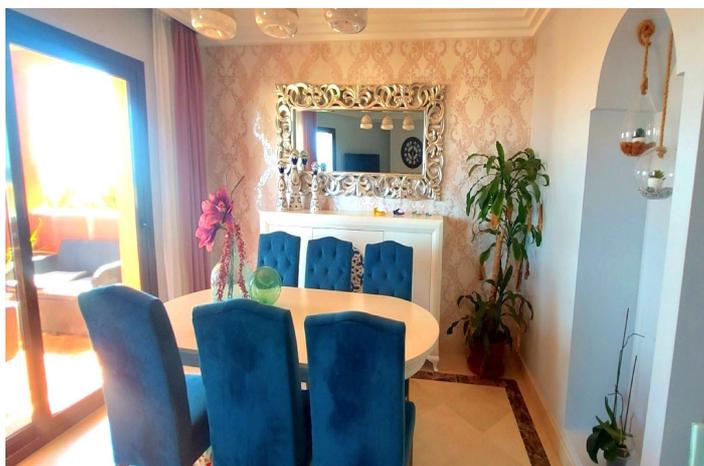




## Duplex for sale in Manilva, Manilva

391,000 €

Reference: R5336323 Bedrooms: 3 Bathrooms: 4 Build Size: 153m<sup>2</sup> Terrace: 50m<sup>2</sup>





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## Costa del Sol, Manilva

Luxury Duplex Penthouse with Tourist Licence & Panoramic Sea Views – Aldea Beach, Manilva

Magnificent duplex penthouse with active tourist licence in the exclusive gated community of Aldea Beach, just a 5-minute walk from the beach. This property combines luxury finishes, privacy, incredible views and strong rental potential.

Spread over two floors with private terraces on both levels, it offers 153 m<sup>2</sup> of built space and 3 en-suite bedrooms – ideal for families or as a high-yield holiday rental investment.

### Key Features

153 m<sup>2</sup> built

3 bedrooms, each with en-suite bathroom

Master bedroom with walk-in wardrobe

3 full bathrooms

South orientation – maximum natural light

Private terrace on each floor with panoramic sea and mountain views

Air conditioning throughout

Fitted wardrobes

Underground parking space included

### Community Amenities

Quiet gated urbanisation

Communal swimming pool

Beautiful landscaped gardens

### Prime Location

Only 5 minutes' walk to the golden sandy beaches of Sabinillas. 15-minute stroll along the promenade to the vibrant La Duquesa Marina with restaurants, shops and nightlife. Close to Estepona (10 min drive), Sotogrande and all services.

A rare opportunity to own a turnkey luxury duplex with tourist licence in a prime beachfront location – perfect for personal use or excellent rental income.

Viewing highly recommended – contact us today to arrange a private viewing!



## Features:

### Features

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

### Views

Sea Views  
Panoramic  
Garden  
Courtyard  
Street

### Pool

Communal  
Children`s Pool

### Garden

Communal

### Orientation

South

### Setting

Beachside  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools

### Furniture

Fully Furnished

### Security

Gated Complex  
Alarm System  
Entry Phone

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C  
Fireplace

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Garage  
Private  
Covered