



## Ático Dúplex en venta en La Duquesa, Manilva

325.000 €

Referencia: R5350951    Dormitorios: 3    Baños: 3    Construido: 142m<sup>2</sup>    Terraza: 35m<sup>2</sup>





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## Costa del Sol, La Duquesa

### SPACIOUS 3-BEDROOM DUPLEX WITH TWO LARGE TERRACES ON THE FIRST LINE OF THE GOLF COURSE

Located in one of the most sought-after residential areas of La Duquesa, this magnificent 3-bedroom, 3-bathroom duplex apartment perfectly combines comfort, spaciousness, and the Mediterranean lifestyle. Spread over two levels, it stands out for its generous terraces, abundant natural light, and tranquil setting with open views.

On the main floor, the property features two spacious bedrooms, one with an en-suite bathroom, as well as a second full guest bathroom. The living area offers a welcoming living room with a fireplace, ideal for creating a warm and comfortable atmosphere year-round, along with a fully equipped kitchen that seamlessly integrates into the space.

From this floor, you can access a spacious southwest-facing terrace with pleasant views of the communal pool and gardens—a perfect spot to soak up the sun, relax, or enjoy al fresco meals in a peaceful setting.

Upstairs, you'll find the master suite, a private and bright space that opens onto a northwest-facing terrace. From here, you can enjoy unobstructed views of the golf course, providing a unique sense of peace and privacy.

The property is being sold fully furnished and includes in the price an underground parking space, a storage room, and a practical wood locker, adding a much-appreciated touch of convenience and functionality.

The location is one of its greatest assets. It's just a 5-minute drive from La Duquesa Marina, with its nautical atmosphere, restaurants, and promenade, and approximately 5–7 minutes from the beaches of Manilva and San Luis de Sabinillas, where you'll find all essential amenities such as supermarkets, schools, and shops. The area's golf courses are less than 10 minutes away, including La Duquesa Golf and Doña Julia.

Furthermore, connections to other key locations on the Costa del Sol are excellent: Sotogrande is 10 minutes away, Estepona 15 minutes, Marbella 30 minutes, Gibraltar 30 minutes, and Málaga Airport approximately 1 hour away, with quick access to the A-7 motorway.

An ideal property as a permanent residence, second home, or investment, in a privileged setting that combines tranquility, open views, and proximity to everything needed to enjoy the Costa del Sol lifestyle.



## Características:

### Características

Ascensor  
Terraza Privada  
Trastero - Almacén  
Baño En-Suite  
Suelos de Mármol  
Doble acristalamiento  
Armarios Empotrados  
WiFi  
Fibra óptica

### Vistas

Vistas al Mar  
Vistas a Jardín  
Vistas a Piscina  
Vistas a Golf

### Muebles

Completamente Amueblada

### Seguridad

Recinto Cerrado

### Categoría

Reventa

### Orientación

Orientación Suroeste  
Orientación Noroeste

### Posición

Cerca de Golf  
Cerca de Puerto  
Urbanización  
Cerca del Mar  
Cerca de Tiendas  
Cerca de Ciudad  
Primera línea de Golf  
Cerca de Marina

### Cocina

Cocina Equipada

### Aparcamiento

Parking Subterráneo

### Climatización

Aire Acondicionado  
A/A Frio  
A/A Caliente

### Piscina

Piscina Comunitaria  
Children`s Pool

### Jardin

Jardín Comunitario  
Servicios Públicos  
Electricidad