



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

**365,000 €**

Reference: HQ4884274   Bedrooms: 3   Bathrooms: 2   Build Size: 176m<sup>2</sup>   Terrace: 32m<sup>2</sup>





## Costa del Sol, La Duquesa

Ground Floor Apartment with Direct Garden Access | La Duquesa \*\*A RARE OPPORTUNITY TO ACQUIRE A PROPERTY WITH A TRANSFERABLE SHORT TERM RENTAL LICENSE\*\* This comfortable ground floor apartment offers a practical layout with a natural connection to outdoor living. The bright main living and dining area opens onto a spacious covered terrace, creating an inviting space to relax. A private gate leads directly from the terrace onto the communal gardens, adding a sense of openness and making it especially convenient for families or anyone who enjoys having outdoor space close at hand. Inside, the kitchen is functional with good storage, and all three double bedrooms include built in wardrobes. The main bedroom features its own en suite bathroom and direct access to the terrace, while the remaining two bedrooms share a second well appointed bathroom. The overall feel is warm, well cared for, and comfortable for day to day living. The gated community is well maintained with several swimming pools and generous green areas. An underground parking space and a storeroom add further convenience. The location is ideal, just a 20 minute walk from the beach and Marina, where you will find stunning sandy beaches, supermarkets, cafés, and local schools. Gibraltar is around a thirty minute drive and Málaga Airport under an hour away, making travel simple and accessible. With good interior space, easy outdoor access, and a convenient coastal setting, this appealing apartment is well suited for permanent living, holidays, or investment.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		
Near Transport		
Private Terrace		
Satellite TV		
Storage Room		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Views	Setting	Condition
Garden	Close To Port	Excellent
	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Fully Fitted
	Optional	
Garden	Security	Parking
Communal	Gated Complex	Underground
	24 Hour Security	
Utilities	Category	
Electricity	Holiday Homes	
	Investment	
	Bargain	
	Golf	
	Resale	