



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

295,000 €

Reference: HQ5314747 Bedrooms: 2 Bathrooms: 2 Build Size: 97m<sup>2</sup> Terrace: 15m<sup>2</sup>





## Costa del Sol, La Duquesa

Apartment located frontline in La Duquesa Marina, offering an unbeatable lifestyle where everything is within walking distance: beach, restaurants and shops right on your doorstep.

A rare opportunity to enjoy a lively setting while maintaining peace and privacy, perfect as a permanent residence, holiday home or rental investment.

The property features a comfortable and functional layout with two spacious bedrooms, two fully equipped bathrooms, a separate kitchen with utility room, and a bright living room opening onto the terrace.

The 16 m<sup>2</sup> terrace is ideal for outdoor dining and relaxing moments. The main highlight is undoubtedly the location: marina living, direct beach access, gated community with 24-hour security, and underground parking, a rare feature within the port.

Comfort is guaranteed with recently upgraded hot and cold air conditioning. The residential complex offers two large swimming pools and direct access to the promenade and beach, allowing you to enjoy the Costa del Sol all year round.

Excellent location: 5 minutes from Sotogrande, 10 minutes from Estepona, and very close to La Duquesa Golf. For investors, an important advantage: the property holds a tourist rental license, enhancing its strong rental yield potential in one of the most sought-after areas of the coast.



## Features:

### Features

Lift  
Near Transport  
Ensuite Bathroom  
Fitted Wardrobes

### Views

Mountain  
Urban

### Pool

Communal

### Security

Gated Complex  
24 Hour Security

### Energy Rating

G

### Orientation

West

### Setting

Beachside  
Close To Golf  
Close To Port  
Close To Shops  
Close To Schools  
Beachfront

### Furniture

Fully Furnished

### Parking

Private

### CO2 Emission Rating

E

### Climate Control

Air Conditioning

### Condition

Excellent

### Garden

Communal

### Category

Beachfront