



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

**245,000 €**Reference: R5130538   Bedrooms: 2   Bathrooms: 2   Build Size: 71m<sup>2</sup>   Terrace: 20m<sup>2</sup>



## Costa del Sol, La Duquesa

Charming ground-floor apartment with terrace and mountain views – La Duquesa. Beautiful and bright ground-floor apartment located in the sought-after area of La Duquesa, just 5 minutes by car from its charming marina and the beach. Here you can enjoy a wide variety of restaurants, beach bars, and a pleasant promenade perfect for long walks by the sea. The property, with west-facing orientation, enjoys abundant natural light throughout the day. It is laid out on one level and features a cosy terrace connected to the living room, ideal for al fresco dining and relaxing moments. The apartment is in excellent condition, fully equipped, and ready to move into. It is part of a well-maintained complex with extensive green areas, a communal swimming pool, and a unique extra: a rooftop solarium with jacuzzi and kitchen that owners can reserve for private use. In addition, it includes an underground parking space and has a valid tourist license, making it an excellent opportunity both as a permanent residence and as a high-return investment. Don't miss this opportunity – book your visit today.



## Features:

Features	Orientation	Climate Control
Covered Terrace	West	Air Conditioning
Lift		Cold A/C
Private Terrace		Hot A/C
Satellite TV		Central Heating
Ensuite Bathroom		
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Utility Room		
Barbeque		
Fiber Optic		
Views	Setting	Condition
Mountain	Close To Golf	Excellent
Panoramic	Close To Port	
Garden	Urbanisation	
Golf	Close To Sea	
Urban	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
	Entry Phone	Private
		Covered
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Golf	
	Resale	