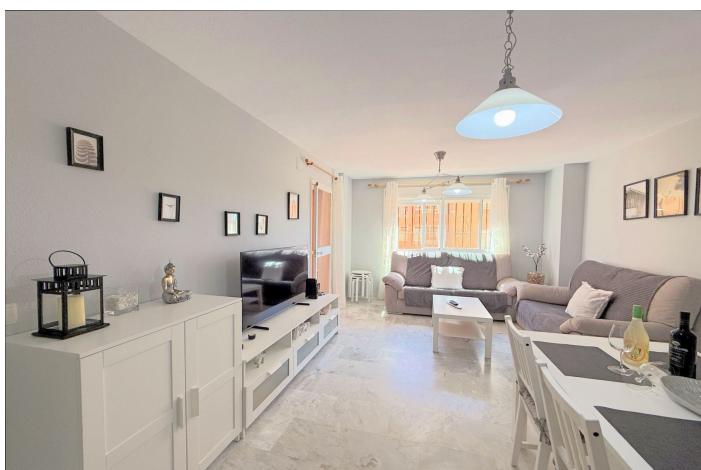




## Ground Floor Apartment for sale in La Duquesa, Manilva

**268,000 €**Reference: R5205934   Bedrooms: 2   Bathrooms: 2   Build Size: 84m<sup>2</sup>   Terrace: 60m<sup>2</sup>



## Costa del Sol, La Duquesa

Beautiful Apartment with Spacious Terrace and Private Patio in La Duquesa With a privileged location just 400 meters from the beach and surrounded by everything you need for day-to-day living. Supermarkets, restaurants, a gym, and services are just steps away, while in only 3 minutes by car you can enjoy the charming marina of La Duquesa and in 5 minutes the prestigious Sotogrande port, both perfect for strolling by the sea and experiencing the unique atmosphere of the Costa del Sol. A location that combines peace and quiet with the convenience of having everything close at hand. This bright and welcoming ground-floor property offers a large terrace alongside a generous private patio with a barbecue area—perfect for enjoying pleasant evenings outdoors all year round, thanks to the area's exceptional microclimate. Facing south, it receives abundant natural light, creating a warm and comfortable atmosphere. It features two bedrooms and two bathrooms, stylishly presented and in excellent condition, ready to move into or enjoy as a holiday home. The charming residential complex, full of potential, is a small oasis of relaxation with a spectacular communal pool, beautifully maintained gardens, and a children's play area. In addition, the property has a valid tourist license and an excellent rating on vacation rental platforms, making it an attractive option both for those seeking a second home and for those wishing to continue with a profitable investment. Don't miss the opportunity to visit and discover for yourself all the advantages that make this a unique choice on the Costa del Sol.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Lift	South	Cold A/C
Near Transport		Hot A/C
Private Terrace		
Ensuite Bathroom		
Marble Flooring		
Fitted Wardrobes		
Barbeque		
Fiber Optic		
Views	Setting	Condition
Country	Commercial Area	Good
Garden	Close To Golf	
Urban	Close To Port	
Street	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Close To Forest	
	Close To Marina	
Pool	Furniture	Kitchen
Communal	Optional	Fully Fitted
Garden	Security	Parking
Communal	Gated Complex	Underground
Landscaped	Entry Phone	Private
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Resale	