



# Ground Floor Apartment for sale in La Duquesa, Manilva

245,000 €

Reference: R5208664 Bedrooms: 2 Bathrooms: 2 Build Size: 76m<sup>2</sup> Terrace: 34m<sup>2</sup>





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## Costa del Sol, La Duquesa

This excellent ground-floor apartment is set within the secure, gated community, conveniently located near Puerto de la Duquesa. The complex is beautifully maintained, featuring a fabulous communal swimming pool and landscaped gardens.

The apartment offers generous living space complemented by a large south-west facing terrace and garden, perfect for year-round outdoor dining, entertaining, and relaxation in the Mediterranean sun.

An ideal location just a five-minute drive from the lively La Duquesa Marina, its beaches, restaurants, and golf courses. A ten-minute walk brings you to the Los Hidalgos Shopping Centre, with supermarkets and additional dining options.

Perfectly positioned for both permanent living and holidays, the property is only 15 minutes from Sotogrande and Estepona, around 30 minutes from Gibraltar Airport, and one hour from Málaga International Airport.

Access to the apartment is effortless, with an allocated parking space close to the entrance. Inside, you'll find a spacious, recently renovated fully fitted kitchen complete with modern appliances. The bright living and dining area opens directly onto a covered terrace and the private garden.

The master bedroom features fitted wardrobes, a full en-suite bathroom, and access to the terrace. The second double bedroom also includes fitted wardrobes and is served by a family bathroom.

Additional features include air conditioning throughout, double-glazed windows, and sunblinds.

While the apartment is in good overall condition, a light cosmetic refresh could further enhance its appeal.

The terraced garden offers easy maintenance and enjoys afternoon and evening sunshine, providing an excellent space for BBQs and outdoor living.

This charming apartment combines comfort, convenience, and a fantastic location – a wonderful choice for both permanent residence and holiday enjoyment.



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## Features:

### Features

Lift  
Private Terrace

### Views

Country  
Urban

### Pool

Communal

### Orientation

South

### Setting

Close To Port  
Urbanisation  
Close To Shops  
Close To Town

### Parking

Communal

### Climate Control

Air Conditioning

### Condition

Fair

### Category

Holiday Homes  
Investment  
Resale