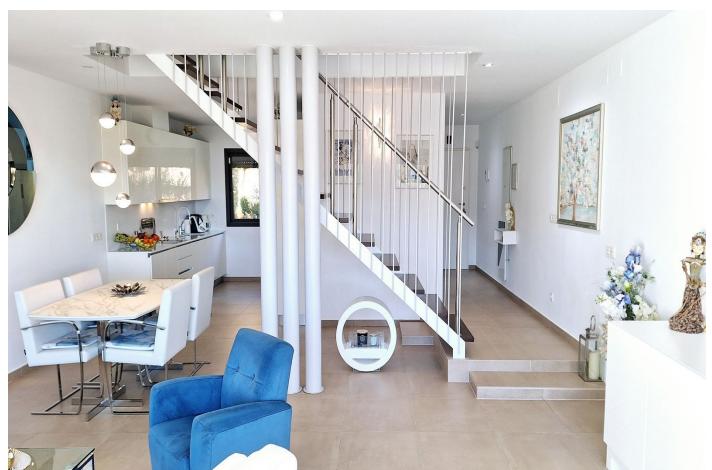




## Semi-Detached House for sale in La Duquesa, Manilva

**465,000 €**

Reference: R5264884   Bedrooms: 3   Bathrooms: 2   Plot Size: 30m<sup>2</sup>   Build Size: 172m<sup>2</sup>   Terrace: 24m<sup>2</sup>





## Costa del Sol, La Duquesa

Manilva, Costa del Sol. 3 Bedrooms, 2 Bathrooms, 1 guest toilet. Built 172 m<sup>2</sup>, Terrace 24 m<sup>2</sup>, Garden/Plot 30 m<sup>2</sup>. Elegant three facades house ideally located just a few minutes' drive from the port of Sotogrande and the prestigious Valderrama golf course. This superb property stands out for its exceptional panoramic views of the sea, the Rock of Gibraltar and the Moroccan coast. The house comprises an entrance hall, a guest toilet and a large, bright living area comprising the lounge and dining room. The open-plan kitchen, which opens fully onto the living room, offers a convivial and modern setting. A laundry room completes this level. The living room opens onto a pleasant terrace extended by a garden of approximately 30 m<sup>2</sup>. Facing south-west, the house enjoys optimal sunshine throughout the year. Upstairs, you will find a bathroom, two large bedrooms at the rear, and a spacious master suite with a dressing room and en-suite bathroom. From the bed, you can admire magnificent panoramic views of the sea. The master bedroom also has a balcony, ideal for enjoying the sun and breathtaking scenery. The house is sold fully furnished, with the exception of personal belongings. Also included in the price are an underground parking space and a cellar. The gated, leafy residence offers a swimming pool and a particularly pleasant relaxation area, again with superb views of the sea, Gibraltar and the Moroccan coast. This property is an ideal opportunity for investors looking for an excellent annual rental yield. Please do not hesitate to contact us for further information. Setting : Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina, Urbanisation. Orientation : South West. Condition : Excellent. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea. Gibraltar and Marocan coast Features : Fitted Wardrobes, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Fiber Optic. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex. Parking : Underground, Private. Utilities : Solar water heating. Category : Contemporary.



## Features:

<b>Features</b>	<b>Orientation</b>	<b>Climate Control</b>
Private Terrace	South West	Air Conditioning
Storage Room		Cold A/C
Ensuite Bathroom		Hot A/C
Marble Flooring		
Double Glazing		
Fitted Wardrobes		
Solarium		
WiFi		
Utility Room		
Fiber Optic		
<b>Views</b>	<b>Setting</b>	<b>Condition</b>
Sea	Close To Golf	Excellent
Panoramic	Close To Port	
Garden	Urbanisation	
	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Marina	
<b>Pool</b>	<b>Furniture</b>	<b>Kitchen</b>
Communal	Fully Furnished	Fully Fitted
<b>Garden</b>	<b>Security</b>	<b>Parking</b>
Private	Gated Complex	Underground
		Private
<b>Utilities</b>	<b>Category</b>	
Solar water heating	Investment	
	Contemporary	