



# Ground Floor Apartment for sale in La Duquesa, Manilva

295,000 €

Reference: R5293186 Bedrooms: 2 Bathrooms: 2 Build Size: 102m<sup>2</sup> Terrace: 55m<sup>2</sup>





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## Costa del Sol, La Duquesa

Set within a well-maintained residential community in La Duquesa, this ground floor apartment with sea views and a huge private terrace offers the perfect blend of indoor comfort and outdoor living. With the beach, marina, restaurants, and local amenities all within walking distance, the property is ideal for those seeking a relaxed coastal lifestyle on the Costa del Sol.

The apartment features two bedrooms and two bathrooms, thoughtfully arranged to provide privacy and functionality for both everyday living and visiting guests. The bright living and dining area opens directly onto the spacious terrace, creating a natural extension of the home. With plenty of room for outdoor dining, sunbathing, or entertaining, this generous space truly sets the property apart, while enjoying open views towards the sea.

Its ground floor position offers easy access and convenience, making it suitable for all ages and perfect as a permanent residence or holiday home.

Residents benefit from attractive communal facilities, including four swimming pools, landscaped gardens, and a padel court, encouraging an active and social environment throughout the year. La Duquesa's charming marina and beachfront promenade are just a short stroll away, offering cafés, bars, and shops right on your doorstep.

Málaga Airport is approximately 1 hour by car, while Gibraltar Airport can be reached in around 30 minutes.

A well-located apartment with exceptional outdoor space and sea views in one of La Duquesa's most convenient settings.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Storage Room  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Paddle Tennis  
Utility Room  
Fiber Optic

### Views

Sea  
Garden  
Pool

### Pool

Communal

### Garden

Communal

### Orientation

South East

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops  
Close To Town

### Furniture

Part Furnished

### Security

24 Hour Security  
Electric Blinds

### Climate Control

Air Conditioning  
Central Heating

### Condition

Good

### Kitchen

Partially Fitted

### Parking

Private