



## Tussenverdieping Appartement te koop in La Duquesa, Manilva

259.000 €

Referentie: R5123224 Slaapkamers: 2 Badkamers: 2 Perceelgrootte: 97m<sup>2</sup> Terras: 22m<sup>2</sup>





## Costa del Sol, La Duquesa

This well-presented 2-bedroom apartment enjoys gorgeous views of the mountains, surrounding landscape, and Duquesa Golf's fairways from its main terrace. To the south, the property overlooks the beautifully maintained communal gardens and swimming pools. It includes a private underground parking space, and a lock-up storage room. Located in the peaceful and secure Duquesa Fairways complex within the Duquesa Golf area, the property benefits from excellent communal facilities including two swimming pools, landscaped gardens, and a children's play area. Marina de la Duquesa is just a 15-minute walk away or a short drive via internal roads. The marina offers a variety of bars, restaurants, and cafés. The nearby beach can be reached via the coastal promenade, which stretches to Sabinillas and is lined with tapas bars, chiringuitos, and eateries offering both local and international cuisine. The beach holds a Blue Flag in recognition of its clean waters and high environmental standards. The apartment is built to a high standard, featuring marble flooring, fitted wardrobes, a fully equipped modern kitchen, air conditioning through vents, and a cozy working fireplace in the living room. Both bedrooms offer the option of ceiling fans or air conditioning for added comfort. Upon entering, you arrive at a reception area. To the left is the open-plan living room and kitchen, which leads to a spacious covered terrace facing north. From here, you can enjoy stunning views of the golf course and mountains. The living space is filled with natural light from large sliding doors and a window, and includes a dining area with a table and chairs. The fireplace adds a warm, inviting feel to the space. To the right of the entrance, you'll find the master bedroom with en-suite bathroom, the family bathroom with a walk-in shower, and the second bedroom. The master bedroom has a south-facing window overlooking the communal gardens and pool, and the en-suite includes a modern, spacious walk-in shower. The second bedroom features fitted wardrobes and sliding doors that open onto a small private balcony with views over the gardens. It is currently arranged with two single beds and receives plenty of natural light. Duquesa Fairways is a gated community known for its well-maintained surroundings. It offers two communal pools, one of which is heated for year-round use, as well as a built-in Jacuzzi. The apartment also benefits from lift access to the underground garage and storage rooms. La Duquesa is part of the municipality of Manilva, just 20 minutes from Gibraltar and 10 minutes from the exclusive Sotogrande, with its beach club, marina, and renowned golf courses like Valderrama. The white village of Manilva and the coastal town of Estepona are both nearby. In just 20 minutes, you can also reach Puerto Banús and Marbella. The area is ideal for golfers and explorers alike, with plenty of nearby courses and day trip opportunities. A fantastic home or holiday base in a sought-after location. Come view with me!



## Kenmerken:

### Extra's

Overdekt terras

Tillen

Privé Terras

Berging

Inbouwkasten

### Uitzicht

Mountain Bekeken

Weids

Country Bekeken

Garden Views

Pool Bekeken

Golf Bekeken

### Zwembad

Gemeenschappelijk zwembad

### Beveiliging

Omheind complex

### Energiebeoordeling

E

### Zonorientatie

South West Orientation

### Ligging

Dichtbij golfbaan

Dichtbij haven

Urbanisatie

Dichtbij zee

Dicht bij winkels

Dichtbij scholen

Eerstelijns golf

### Meubilering

Gedeeltelijk gemeubileerd

### Parkeergelegenheid

private Parking

### CO2 Emission Rating

E

### Klimaatbeheersing

Open haard

### Huidige Staat

Uitstekende conditie

### Tuin

gemeenschappelijke tuin

### Categorie

Golf