



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

**369,000 €**

Reference: R5157616   Bedrooms: 2   Bathrooms: 2   Plot Size: 100m<sup>2</sup>   Build Size: 116m<sup>2</sup>   Terrace: 30m<sup>2</sup>





## Costa del Sol, La Duquesa

This exceptional ground floor apartment is situated in the sought-after Duquesa Suites complex in Manilva, Malaga. The property offers a blend of comfort, security, and convenience, making it an ideal choice for discerning buyers. Boasting a generous built area of 116m<sup>2</sup>, with 80m<sup>2</sup> of interior space and a spacious 30m<sup>2</sup> private terrace, this apartment is perfectly suited for both permanent residence and holiday living. The apartment comprises two well-proportioned bedrooms and two modern bathrooms, including a stylish en-suite, as well as a guest toilet for added convenience. The open plan, fully fitted kitchen is equipped with high-quality appliances and is complemented by a separate utility and laundry room. The dining area flows seamlessly into the living space, which features a welcoming fireplace and direct access to the covered terrace, ideal for alfresco dining or relaxing in the Mediterranean climate. The property is offered fully furnished, with optional furniture packages available, and is in excellent, recently renovated condition. Residents of Duquesa Suites benefit from a wealth of amenities, including a 3 communal swimming pool, private garage parking, and 24-hour security with surveillance cameras, doorman, and concierge service. The gated community also features a lift, armored door, and aerothermics for enhanced comfort and peace of mind. Additional features include double glazing, fully fitted glass curtains on the terrace, air conditioning, internet (Wi-Fi), ensuring all practical needs are met. The apartment is a corner unit, so it has only one neighbor. Ideally located near local amenities, shops, restaurants, golf courses, the port, and the town centre, this apartment offers both tranquillity and accessibility. Pets are permitted, and the property is well-suited for families or professionals seeking a secure and stylish home in a prime Costa del Sol location.



## Features:

Features	Orientation	Climate Control
Covered Terrace	South	Air Conditioning
Lift		Fireplace
Private Terrace		
Double Glazing		
Fitted Wardrobes		
WiFi		
Views	Setting	Condition
Garden	Close To Golf	Good
Pool	Close To Port	Excellent
	Close To Shops	Recently Renovated
	Close To Town	
Pool	Furniture	Kitchen
Communal	Fully Furnished	Partially Fitted
		Kitchen-Lounge
Security	Parking	
Gated Complex	Private	
24 Hour Security		