



## Detached Villa for sale in La Duquesa, Manilva

**1,298,000 €**

Reference: R5287693   Bedrooms: 4   Bathrooms: 4   Plot Size: 782m<sup>2</sup>   Build Size: 231m<sup>2</sup>   Terrace: 107m<sup>2</sup>





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## Costa del Sol, La Duquesa

Magnificent contemporary-style villa, recently built using high-quality materials, offering beautiful and relaxing views of the sea and green areas. Presented in impeccable condition and exceptionally well located in a quiet residential area, with supermarkets, restaurants, a gym, hairdresser, and other amenities just 200 metres away, 800 metres from the attractive Puerto de la Duquesa, and 500 metres from the magnificent beaches of Manilva, while the lively town of Sabinillas, with all kinds of shops and services, is only 1.5 km away. Thanks to its southeast orientation, the property enjoys sunshine throughout the day and stunning sunrise views every morning. The villa is distributed over two floors and features a spacious 46 m<sup>2</sup> garage for two vehicles located at the entrance of the property, as well as a large 15 m<sup>2</sup> storage room. It boasts a generous living-dining room with access to a spacious porch, which can easily be enclosed with glass curtains. All bedrooms are spacious and benefit from abundant natural light and privacy. Outstanding features include underfloor heating throughout the property, a high-quality water filtration system with pressure pump, electric shutters and blinds, mosquito screens on all windows, and a home automation system. The garden is very private and easy to maintain thanks to its high-quality artificial grass, and includes a swimming pool, exterior lighting, and a pleasant chill-out area, ideal for relaxation and outdoor living. This villa represents an exceptional opportunity that is hard to match and is highly recommended for viewing.



## Features:

### Features

Covered Terrace  
Near Transport  
Private Terrace  
Satellite TV  
Storage Room  
Ensuite Bathroom  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Barbeque  
Domotics  
Restaurant On Site  
Courtesy Bus  
Near Church  
Fiber Optic

### Views

Sea  
Panoramic  
Country  
Garden  
Pool

### Pool

Private

### Garden

Private  
Landscaped  
Easy Maintenance

### Utilities

Electricity  
Drinkable Water  
Telephone

### Orientation

East  
South  
South East

### Setting

Commercial Area  
Close To Golf  
Close To Port  
Urbanisation  
Close To Sea  
Close To Shops  
Close To Town  
Close To Schools  
Suburban  
Close To Marina

### Furniture

Optional

### Security

Gated Complex  
Alarm System  
Electric Blinds  
Entry Phone

### Category

Holiday Homes  
Investment  
Beachfront  
Golf  
Luxury  
Resale  
Contemporary

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C  
Central Heating  
U/F Heating  
U/F/H Bathrooms

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Garage  
Private  
Covered  
Street  
More Than One