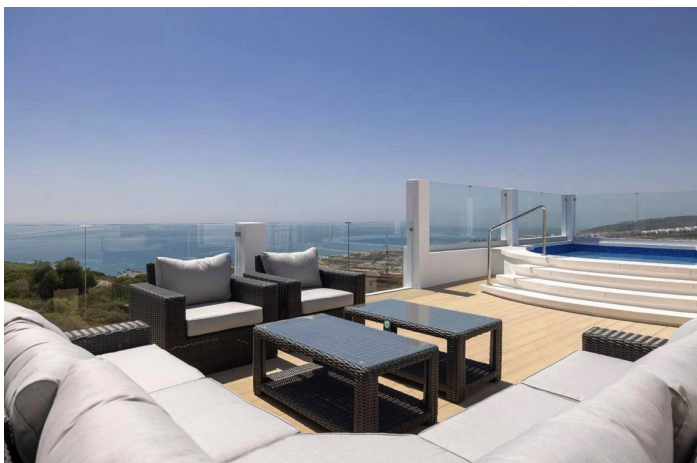




## Ground Floor Apartment for sale in La Duquesa, Manilva

**270,000 €**

Reference: R5297602   Bedrooms: 2   Bathrooms: 2   Build Size: 87m<sup>2</sup>   Terrace: 20m<sup>2</sup>





## Costa del Sol, La Duquesa

Almost-New Ground-Floor Apartment in Royal Duquesa Hills, Manilva – Partial Sea Views, Large Garage & Exclusive Rooftop Chillout! Discover this virtually brand-new apartment (less than one year of use) in the peaceful and highly sought-after Royal Duquesa Hills urbanisation, nestled in the heart of the prestigious La Duquesa Golf & Country Club. This quiet, noise-free community offers the perfect balance of tranquillity and convenience, with all essential services nearby and excellent connections to Estepona (15 minutes) and Sotogrande (10 minutes). Just 5 minutes by car from the lively Puerto de la Duquesa marina and its golden beaches, and steps from the renowned La Duquesa Golf course, it's an ideal spot for golf lovers, families, or those seeking a relaxed Costa del Sol lifestyle with stunning partial sea and mountain/nature views. Spanning 87 m<sup>2</sup> built, this bright ground-floor exterior apartment (with lift) features two spacious bedrooms, two bathrooms, a generous sunny terrace, built-in wardrobes, central heating, air conditioning, and beautiful marble flooring in excellent condition. The modern kitchen is fully equipped except for the dishwasher and fridge. Sold almost unfurnished (only essential items left for convenience), it's ready for you to personalise. A large private garage space (perfect for a big car) is included in the price. The exclusive Royal Duquesa Hills community provides a seasonal communal swimming pool, lush gardens, and a private rooftop chillout area reserved exclusively for owners and long-term tenants – perfect for relaxing with panoramic views. Traditional Andalusian charm meets modern comfort in this well-maintained development. Priced at €270,000 – an exceptional opportunity in this prime, tranquil location near Duquesa Golf and Puerto de la Duquesa.



## Features:

### Features

Covered Terrace  
Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
WiFi  
Utility Room  
Fiber Optic  
Access for people with reduced mobility

### Views

Sea  
Panoramic  
Country  
Garden  
Courtyard

### Pool

Communal

### Garden

Communal  
Private

### Orientation

East  
South

### Setting

Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Schools  
Frontline Golf  
Close To Marina

### Furniture

Part Furnished

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning

### Condition

Excellent  
New Construction

### Kitchen

Partially Fitted

### Parking

Underground  
Garage  
Private  
Covered