



## Middle Floor Apartment in Manilva

Bedrooms **2** Bathrooms **2** Built **157m2** Terrace **57m2**

**R4789759**

**Middle Floor  
Apartment**

**Manilva**

**285.000€**

This furnished ground-floor apartment is located in a fantastic gated community in the La Duquesa area. Colina De La Duquesa offers well-maintained gardens and a communal pool. The residence is ideally situated on the front line of a golf course and is approximately a 5-minute drive from the famous La Duquesa port, which boasts a vibrant atmosphere with numerous bars and restaurants. All essential services are within a short driving distance. Additionally, Sotogrande port and the center of Estepona are only a 15-minute drive away. The property features an entrance area with a spacious hallway that provides access to all rooms, ensuring complete privacy for each. The large and bright living/dining room opens to a spacious terrace and private garden, perfect for relaxation. The large covered terrace connected to a private garden offers wonderful views of the surrounding greenery and mountains. This great private space is ideal for outdoor dining, entertaining, and relaxing, making it perfect for families with children and/or pets. The independent kitchen is fully equipped and spacious, with direct access to the terrace. The apartment includes two spacious bedrooms, the master with an en-suite bathroom and built-in wardrobes. Both bedrooms have access to the terrace. The property also benefits from a central air conditioning system (hot/cold) and ceiling fans in the living room and master bedroom. All windows are equipped with manual blinds. The price includes a covered underground parking

space and an adjacent storage room. Additionally, the property has two very spacious storage rooms (33 and 35 m<sup>2</sup>) on the same level and attached to the apartment , which can easily be converted into living areas or simply used for extra storage. This is an exceptional opportunity to purchase an apartment in an ideal area, suitable for permanent residence or as a holiday home. It also presents an excellent investment opportunity with high rental yield potential. NG1

Lift

Wood Flooring

Lift

Private Terrace