



### Middle Floor Apartment in La Duquesa

Bedrooms **3** Bathrooms **2** Built **110m2** Terrace **84m2**

**R5193667**

**Middle Floor  
Apartment**

**La Duquesa**

**480.000€**

Located in the exclusive area of La Duquesa, Manilva, this magnificent property enjoys a privileged setting on the Costa del Sol, just a few minutes from the lively marina of La Duquesa and within easy reach of the prestigious Sotogrande Port. The area offers a wide range of leisure options, including seafront restaurants, beach bars, golf courses, and long stretches of sandy beaches. In addition, the apartment is conveniently situated next to a commercial area with supermarkets, gyms, cafés, and all essential services, providing comfort and an excellent quality of life all year round. The property is laid out on a single floor, offering both practicality and style. Although located on the first floor, its position gives the impression of a raised ground floor, combining privacy with easy access. Facing south, it stands out for its brightness and immaculate condition, presented as a true show flat. It features three spacious bedrooms, two full bathrooms, and a stylish independent kitchen equipped with high-quality appliances. The living-dining area opens onto a generous terrace, partly enclosed with glass—perfect for enjoying the winter months—and partly open to make the most of the warm Mediterranean climate. From here, you can enjoy beautiful views of the sea and the surrounding vineyards, with the added advantage that no future constructions can obstruct these views. The complex offers beautifully maintained gardens, a communal swimming pool, and a peaceful, family-friendly atmosphere. The property also includes an

underground parking space and a storage room. An exceptional opportunity to enjoy the Mediterranean lifestyle at its finest, combining comfort, views, proximity to the sea, and an unbeatable location on the Costa del Sol.

Barbeque  
Ensuite Bathroom  
Games Room  
Near Transport  
Storage Room

Barbeque  
Fiber Optic  
Lift  
Private Terrace  
WiFi

Covered Terrace  
Fitted Wardrobes  
Marble Flooring  
Satellite TV