



## House in La Duquesa

Bedrooms

**4**

Bathrooms

**4**

Built

**231m<sup>2</sup>**

Plot

**782m<sup>2</sup>**

**R5287693**

**House**

**La Duquesa**

**1.298.000€**

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.

Barbeque  
Covered Terrace  
Ensuite Bathroom  
Near Church  
Restaurant On Site  
Utility Room

Barbeque  
Domotics  
Fiber Optic  
Near Transport  
Satellite TV  
WiFi

Courtesy Bus  
Double Glazing  
Fitted Wardrobes  
Private Terrace  
Storage Room