



## Ground Floor Apartment in Manilva

Bedrooms **2** Bathrooms **2** Built **85m2** Terrace **22m2**

**R5294845**

**Ground Floor  
Apartment**

**Manilva**

**255.500€**

Nearly New Ground Floor Apartment in Royal Duquesa Hills – Partial Sea Views, Large Garage Space & Exclusive Rooftop Chillout Area We are pleased to present this excellent ground floor exterior apartment, used for less than one year, located in the well-established Royal Duquesa Hills development, within the prestigious La Duquesa Golf & Country Club area in Manilva. An ideal property as a permanent residence, holiday home or investment opportunity on the Costa del Sol. Prime Location in a Peaceful Setting Situated in a highly sought-after and quiet residential community, the property offers a peaceful environment while remaining perfectly connected: 5 minutes by car to Puerto de la Duquesa and its sandy beaches Just steps from La Duquesa Golf Course 10 minutes to Sotogrande 15 minutes to Estepona The apartment enjoys pleasant partial sea views as well as open views towards nature and the surrounding hills, making it perfect for golf lovers, families, or anyone seeking a relaxed Mediterranean lifestyle. Property Features With 87 m<sup>2</sup> built, the apartment stands out for its brightness, practical layout and excellent condition. 2 spacious bedrooms 2 full bathrooms Large, sunny terrace Fitted wardrobes Marble flooring in immaculate condition Air conditioning Central heating Building with lift access The modern kitchen is fitted, except for dishwasher and fridge. The property is sold almost unfurnished (only essential items remain), offering a great opportunity to personalise it to your taste. It also includes a generously sized

underground parking space, suitable even for a large vehicle — an important added value in this area. Well-Maintained Community with Exclusive Amenities Royal Duquesa Hills combines traditional Andalusian charm with modern comfort and offers: Communal swimming pool Well-kept landscaped gardens Private rooftop chillout area, exclusively reserved for owners and long-term residents This rooftop space is one of the development's standout features, providing panoramic views and a relaxing, private atmosphere. Key Highlights Almost brand-new condition Quiet and consolidated residential area Close to golf, beaches and marina Partial sea views Large private parking space included Attractive communal areas A solid opportunity in a prime and tranquil location near Duquesa Golf and Puerto de la Duquesa, one of the most desirable areas of Manilva.

Covered Terrace  
Fitted Wardrobes  
Utility Room

Covered Terrace  
Marble Flooring

Ensuite Bathroom  
Private Terrace