



## Middle Floor Apartment in Manila

Bedrooms **2** Bathrooms **2** Built **73m2** Terrace **12m2**

**R5367523**

**Middle Floor  
Apartment**

**Manilva**

**330.000€**

This bright 2-bedroom apartment for sale in Manila consists of 72 m<sup>2</sup> of interior space and an 11.5 m<sup>2</sup> balcony with partial sea views between neighbouring blocks. Located in Fase 2 of Residencial Duquesa, the property offers secure gated living within walking distance of Duquesa Marina, the beach, shops, restaurants and everyday amenities. Set within a well-maintained community, residents enjoy landscaped gardens, a main pool, a children's pool, lift access, underground parking and private storage. With an asking price of €330,000, this 2-bedroom apartment in Manila offers a walkable marina lifestyle, community facilities and short-term rental potential. Property Highlights: \* 2 bedrooms and 2 bathrooms, including one en-suite \* 72 m<sup>2</sup> internal build with an 11.5 m<sup>2</sup> balcony \* Asking price of €330,000 \* First-floor apartment with lift access \* Partial sea views from the balcony \* Gated community with pool, children's pool and gardens \* Large underground parking space and storage room included \* Short-term rentals allowed in this phase \* Built in 2007 and owned by the same family from construction Interior Layout The apartment is presented in excellent condition and has been well cared for by the same family since construction. From the entrance hall, the main living and dining area sits to the left and opens directly onto the balcony. Opposite the living area, the fully fitted kitchen includes a fridge freezer, electric hob, oven and a recently installed dishwasher. In addition, the adjoining utility room houses the washing machine and provides

practical extra space. Both bedrooms lead from the central corridor. The main bedroom includes fitted wardrobes and an en-suite bathroom with bath, while the second bedroom also has fitted wardrobes and a Juliette balcony overlooking the pool, gardens and parkland beyond. The second bathroom has been renovated with a walk-in shower and also serves as a guest WC. Moreover, the central air-conditioning system was upgraded approximately one year ago. Balcony and Views The 11.5 m<sup>2</sup> balcony is comfortably sized for a table and chairs, making it suitable for morning coffee, evening drinks or relaxed outdoor dining. Although officially measured at 11.5 m<sup>2</sup>, the space feels generous in everyday use. From the balcony, the outlook extends across Phase 1 of Residencial Duquesa, with partial sea views visible between the neighbouring buildings. As a result, the property offers a pleasant outdoor setting without losing the convenience of a central, walkable location. Community and Location Residencial Duquesa is a well-maintained gated community with landscaped gardens, a communal pool and a children's pool. The apartment is one of only two homes on its floor and one of six apartments in the block, which gives the building a quieter residential feel. The lift connects the apartment level with the ground-floor gardens as well as the secure underground parking and storage area. Therefore, the home works well as a permanent residence, holiday base or lock-up-and-leave property. Duquesa Marina, the beach and a broad choice of cafés, restaurants, bars and shops are a little over 10 minutes away on foot. In addition, Mercadona and the schools of San Luis de Sabinillas are within walking distance, which adds strong practical appeal for both families and longer-stay residents. Why this Apartment for Sale in Manilva Stands Out: \* Walkable position close to Duquesa Marina, the beach and local amenities \* Well-kept gated community with gardens and two pool areas \* Short-term rentals permitted within this phase \* Lift access to the apartment, gardens, parking and storage room \* Excellent condition with upgraded air-conditioning and a renovated shower room

FAQs How much are the total purchase costs? For a resale property in Andalucía, allow around 10% on top of the purchase price, including 7% ITP and approximately 3% in legal and registration costs. On €330,000, this suggests a total budget of around €363,000, approximately £314,300 or \$426,500 depending on exchange rates. We'll confirm exact figures when making an offer. Is the property suitable for holiday rentals? Yes. This phase of Residencial Duquesa allows short-term rentals, making the apartment suitable for owners who want to rent it when not using it. Licensing and community requirements should still be confirmed before purchase. How far is Duquesa Marina and the beach? Duquesa Marina, the beach and a wide choice of restaurants and bars are a little over 10 minutes away on foot. This makes the apartment especially practical for buyers who prefer not to rely on a car every day. Is parking and storage included? Yes. The asking price includes a large underground parking space and a private storage room. The lift connects the residential level with the parking and storage area. Are schools and everyday amenities nearby? Yes. Mercadona, local shops and the schools of San Luis de Sabinillas are within walking distance. This adds practical appeal for families, longer-stay residents and rental guests.