

ALL IN

real estates



Middle Floor Apartment in La Duquesa

Bedrooms **2** Bathrooms **2** Built **99m2** Terrace **45m2**

R5459464

**Middle Floor
Apartment**

La Duquesa

635.000€

Protected Panoramic Sea Views | Active Tourist Licence | 300 m from the Beach – Manilva Premium new-build apartment (2024) with protected panoramic sea views, maximum privacy and an active tourist licence, ready to generate income from this season. One of the best-positioned units in the residential complex, offering an exceptional combination of lifestyle and investment potential in Manilva – the emerging “New Golden Triangle” between Estepona and Sotogrande. Key Features 2 bedrooms | 2 bathrooms 143 m² total (approx. 99 m² interior + spectacular terrace of more than 40 m²) Open-plan living room with American kitchen and dining area All rooms enjoy panoramic sea views and direct access to the terrace Smart windows, electric blinds and magnetic mosquito nets App-controlled air conditioning Upgraded master bathroom New boiler recently installed Fitted wardrobes and quality appliances Private garage + storage room Additional water filtration system Extra security windows on the terrace side Low community fees and IBI Premium interior design (furniture negotiable) Active tourist licence Estimated rental income up to €50,000 per year The Urbanisation A wellness-oriented residential complex with: Solar panels for hot water and electricity Community water softener 3 swimming pools (2 adult + 1 children’s) Indoor and outdoor gym Sauna and steam room Children’s area and picnic zone Chill-out areas and entertainment room Extensive botanical gardens CCTV security system Defibrillator on site

Location Just 300 metres' walk from the beach, with mountain trails, dog park and green areas. Quick access to the A-7. Quiet, green and private setting between Estepona and Sotogrande, in a zone with strong revaluation potential driven by upcoming luxury developments. A rare opportunity combining protected sea views, privacy, tourist licence, beach proximity and excellent growth prospects. Viewing highly recommended.

Access for people with reduced mobility

Domotics

Fiber Optic

Gym

Marble Flooring

Sauna

Utility Room

Access for people with reduced mobility

Double Glazing

Fitted Wardrobes

Jacuzzi

Near Transport

Solarium

WiFi

Covered Terrace

Ensuite Bathroom

Games Room

Lift

Private Terrace

Storage Room