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# Middle Floor Apartment in La Duquesa

| Bedrooms | 3 | Bathrooms | 3 | Built | 127m2 | Terrace | 25m2 |
|---|---|---|---|---|---|---|---|

| R5299756 | Middle Floor Apartment | La Duquesa | 549.000€ |
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Magnificent Frontline Beach Apartment with Sea Views in Marina de la Duquesa, Manilva – Luxury Resort Living on the Costa del Sol! Indulge in this stunning beachfront apartment in the exclusive Marina de la Duquesa complex, nestled in the charming Puerto de la Duquesa marina – a vibrant hub on the western Costa del Sol, renowned for its international restaurants, bars, shops, and yacht-filled harbour. This serene yet lively location in Manilva offers direct access to pristine beaches like Playa de la Duquesa, with golden sands and calm waters ideal for families, just steps away. Surrounded by lush Mediterranean landscapes, it's a short stroll to the marina's amenities and only minutes from the prestigious La Duquesa Golf Course for golf enthusiasts. Perfectly connected via the A-7, you're 15 km from lively Estepona, 10 km from upscale Sotogrande, and about 35 km from Gibraltar Airport – blending tranquillity with easy access to the region's attractions. Spanning 127 m² built, this fourth-floor exterior apartment (with lift) boasts three spacious bedrooms, three modern bathrooms, a generous terrace and balcony for al fresco relaxation, built-in wardrobes, a storage room, and a desirable south-east orientation ensuring abundant natural light and stunning sea views. Fully equipped with air conditioning for year-round comfort, it includes a private garage space. The gated Marina de la Duquesa urbanisation provides resort-style amenities: beautiful tropical gardens, four communal

swimming pools with solarium areas, a gymnasium, sauna, two paddle tennis courts, table tennis room, library, and 24-hour security – all with underground parking and direct beach access for ultimate convenience. Ideal as a primary ?residence, ?holiday ?retreat, ?or ?investment with strong ?rental ?potential in this high-demand area. Priced ?at €549,000 ?– a ?premium ?opportunity for frontline beach ?luxury ?in ?sought-after ?Puerto ?de ?la ?Duquesa.

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|---|---|---|
| Access for people with reduced mobility | Access for people with reduced mobility | Covered Terrace |
| Double Glazing | Ensuite Bathroom | Fiber Optic |
| Fitted Wardrobes | Gym | Lift |
| Marble Flooring | Near Transport | Paddle Tennis |
| Private Terrace | Storage Room | Tennis Court |
| Utility Room | WiFi | |