



Middle Floor Apartment in La Duquesa

Price **€ 635,000**

Bedrooms	2
Bathrooms	2
Build Size	99 m²
Terrace	45 m²
Plot Size	144 m²

SETTING

- ✓ Commercial Area
- ✓ Close To Sea
- ✓ Urbanisation
- ✓ Close To Golf
- ✓ Close To Town
- ✓ Close To Shops
- ✓ Close To Schools

ORIENTATION

- ✓ East
- ✓ South

CONDITION

- ✓ Excellent

POOL

- ✓ Communal
- ✓ Children`s Pool

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Cold A/C
- ✓ Pre Installed A/C
- ✓ Hot A/C

VIEWS

- ✓ Sea
- ✓ Pool
- ✓ Beach
- ✓ Courtyard
- ✓ Garden

FEATURES

- ✓ Covered Terrace
- ✓ Near Transport
- ✓ WiFi
- ✓ Games Room
- ✓ Ensuite Bathroom
- ✓ Jacuzzi
- ✓ Fiber Optic
- ✓ Lift
- ✓ Private Terrace
- ✓ Gym
- ✓ Storage Room
- ✓ Access for people with reduced mobility
- ✓ Double Glazing
- ✓ Fitted Wardrobes
- ✓ Solarium
- ✓ Sauna
- ✓ Utility Room
- ✓ Marble Flooring
- ✓ Domotics

FURNITURE

- ✓ Optional

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Communal

SECURITY

- ✓ Gated Complex
- ✓ Electric Blinds
- ✓ Entry Phone
- ✓ Alarm System

PARKING

- ✓ Underground
- ✓ Garage
- ✓ Covered
- ✓ Private

UTILITIES

- ✓ Photovoltaic solar panels
 - ✓ Solar water heating
-

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

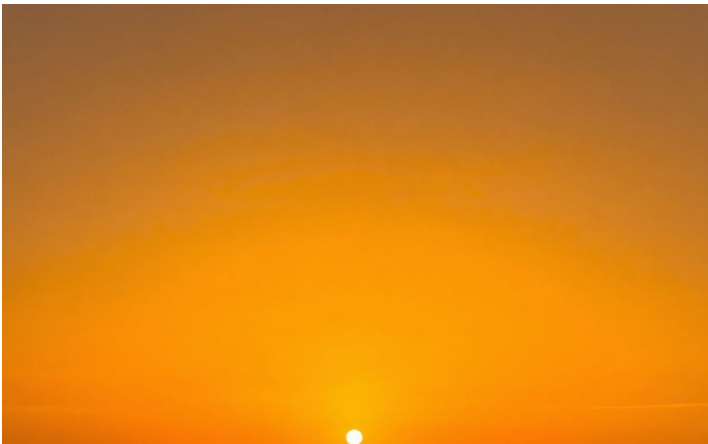
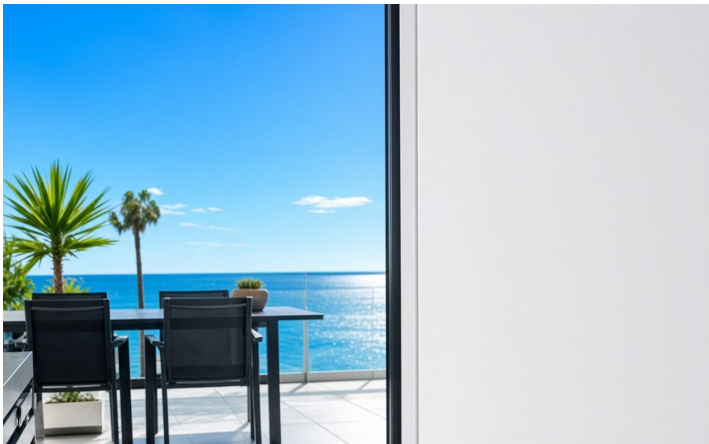
Just 300 metres' walk from the beach, with mountain trails, dog park and green areas. Quick access to the A-7. Quiet, green and private setting between Estepona and Sotogrande, in a zone with strong revaluation potential driven by upcoming luxury developments.

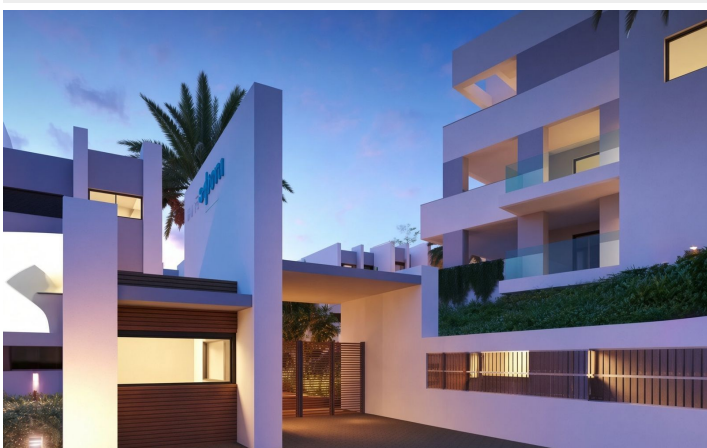
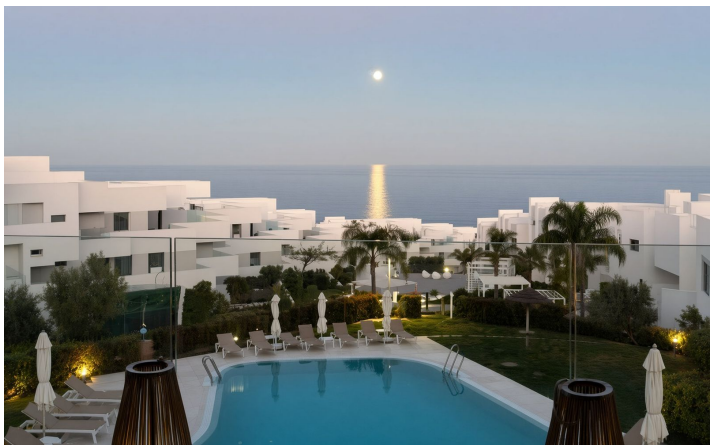
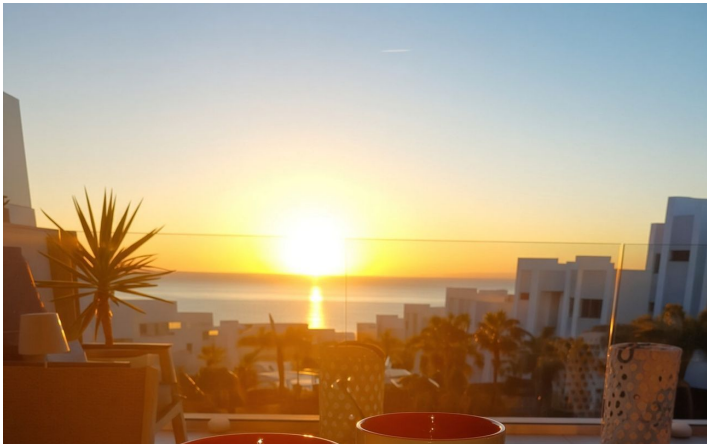
A rare opportunity combining protected sea views, privacy, tourist licence, beach proximity and excellent growth prospects.

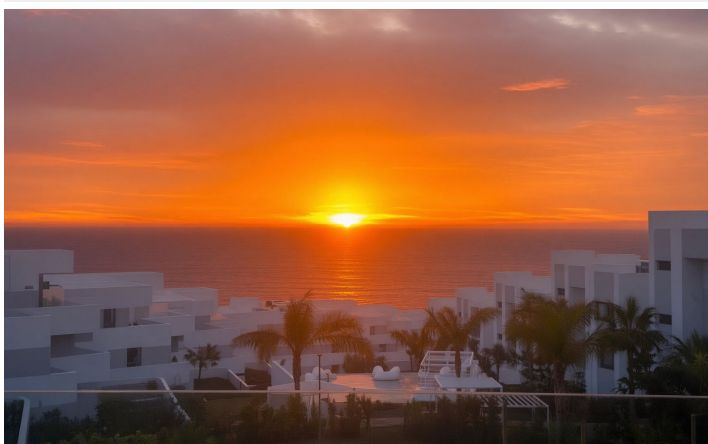
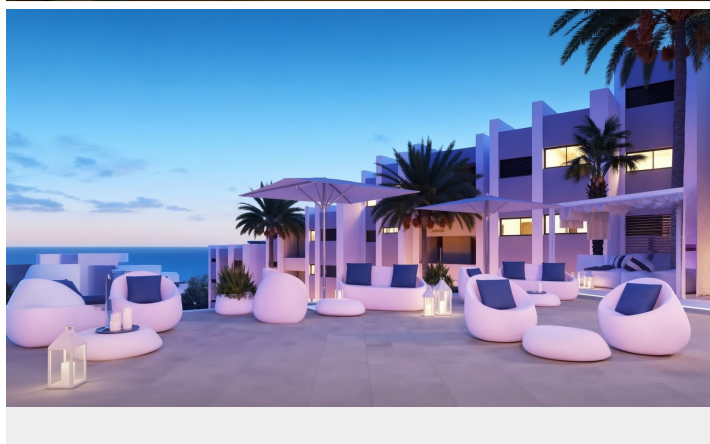
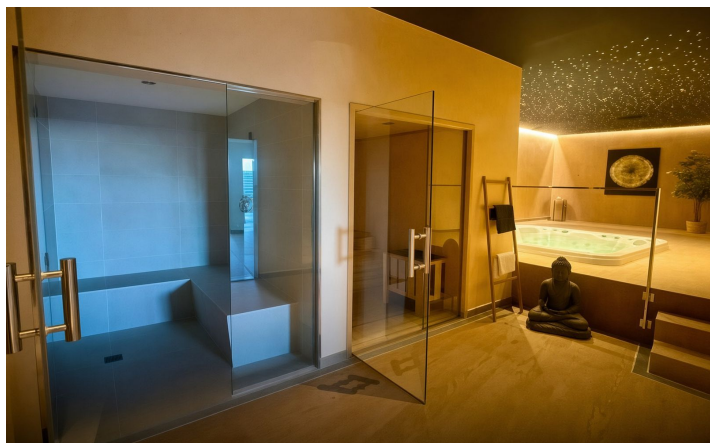
Viewing highly recommended.

[View Property Online](#)

GALLERY







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