



Detached Villa in La Duquesa

Price **€ 1,298,000**

Bedrooms	4
Bathrooms	4
Build Size	231 m ²
Terrace	107 m ²
Plot Size	1120 m ²

SETTING

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

ORIENTATION

- ✓ East
- ✓ South East
- ✓ South

CONDITION

- ✓ Excellent

POOL

- ✓ Private

CLIMATE CONTROL

- ✓ Air Conditioning
- ✓ Central Heating
- ✓ Hot A/C
- ✓ U/F Heating
- ✓ Cold A/C
- ✓ U/F/H Bathrooms

VIEWS

- ✓ Sea
- ✓ Garden
- ✓ Country
- ✓ Pool
- ✓ Panoramic

FEATURES

- ✓ Covered Terrace
- ✓ Private Terrace
- ✓ Storage Room
- ✓ Barbeque
- ✓ Restaurant On Site
- ✓ Fiber Optic
- ✓ Fitted Wardrobes
- ✓ Satellite TV
- ✓ Utility Room
- ✓ Double Glazing
- ✓ Courtesy Bus
- ✓ Near Transport
- ✓ WiFi
- ✓ Ensuite Bathroom
- ✓ Domotics
- ✓ Near Church

FURNITURE

- ✓ Optional

KITCHEN

- ✓ Fully Fitted

GARDEN

- ✓ Private
- ✓ Landscaped
- ✓ Easy Maintenance

SECURITY

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

PARKING

- ✓ Garage
- ✓ Covered
- ✓ Street
- ✓ More Than One
- ✓ Private
- ✓ EV charge point

UTILITIES

- ✓ Electricity
- ✓ Drinkable Water
- ✓ Telephone

CATEGORY

- ✓ Golf
- ✓ Holiday Homes
- ✓ Investment
- ✓ Luxury
- ✓ Resale
- ✓ Contemporary

Magnificent contemporary-style villa, recently built using high-quality materials, offering beautiful and relaxing views of the sea and green areas. Presented in impeccable condition and exceptionally well located in a quiet residential area, with supermarkets, restaurants, a gym, hairdresser, and other amenities just 200 metres away, 800 metres from the attractive Puerto de la Duquesa, and 500 metres from the magnificent beaches of Manilva, while the lively town of Sabinillas, with all kinds of shops and services, is only 1.5 km away. Thanks to its southeast orientation, the property enjoys sunshine throughout the day and stunning sunrise views every morning. The villa is distributed over two floors and features a spacious 46 m² garage for two vehicles located at the entrance of the property, as well as a large 15 m² storage room. It boasts a generous living-dining room with access to a spacious porch, which can easily be enclosed with glass curtains. All bedrooms are spacious and benefit from abundant natural light and privacy. Outstanding features include underfloor heating throughout the property, a high-quality water filtration system with pressure pump, electric shutters and blinds, mosquito screens on all windows, and a home automation system. The garden is very private and easy to maintain thanks to its high-quality artificial grass, and includes a swimming pool, exterior lighting, and a pleasant chill-out area, ideal for relaxation and outdoor living. This villa represents an exceptional opportunity that is hard to match and is highly recommended for viewing.

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