



## GROUND FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN MANILVA

📍 Manilva

REF# R5294845 €255,500

BEDS

2

BATHS

2

BUILT

85 m<sup>2</sup>

TERRACE

22 m<sup>2</sup>

Nearly New Ground Floor Apartment in Royal Duquesa Hills – Partial Sea Views, Large Garage Space & Exclusive Rooftop Chillout Area

We are pleased to present this excellent ground floor exterior apartment, used for less than one year, located in the well-established Royal Duquesa Hills development, within the prestigious La Duquesa Golf & Country Club area in Manilva.

An ideal property as a permanent residence, holiday home or investment opportunity on the Costa del Sol.

Prime Location in a Peaceful Setting

Situated in a highly sought-after and quiet residential community, the property offers a peaceful environment while remaining perfectly connected:

5 minutes by car to Puerto de la Duquesa and its sandy beaches

Just steps from La Duquesa Golf Course

10 minutes to Sotogrande

15 minutes to Estepona

The apartment enjoys pleasant partial sea views as well as open views towards nature and the surrounding hills, making it perfect for golf lovers, families, or anyone seeking a relaxed Mediterranean lifestyle.

### Property Features

With 87 m<sup>2</sup> built, the apartment stands out for its brightness, practical layout and excellent condition.

2 spacious bedrooms

2 full bathrooms

Large, sunny terrace

Fitted wardrobes

Marble flooring in immaculate condition

Air conditioning

Central heating

Building with lift access

The modern kitchen is fitted, except for dishwasher and fridge.

The property is sold almost unfurnished (only essential items remain), offering a great opportunity to personalise it to your taste.

It also includes a generously sized underground parking space, suitable even for a large vehicle — an important added value in this area.

### Well-Maintained Community with Exclusive Amenities

Royal Duquesa Hills combines traditional Andalusian charm with modern comfort and offers:

Communal swimming pool

Well-kept landscaped gardens

Private rooftop chillout area, exclusively reserved for owners and long-term residents

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This rooftop space is one of the development's standout features, providing panoramic views and a relaxing, private atmosphere.

## Key Highlights

Almost brand-new condition

Quiet and consolidated residential area

Close to golf, beaches and marina

Partial sea views

Large private parking space included

Attractive communal areas

A solid opportunity in a prime and tranquil location near Duquesa Golf and Puerto de la Duquesa, one of the most desirable areas of Marilva.



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