



## MIDDLE FLOOR APARTMENT 2 BEDROOMS 2 BATHROOMS IN MANILVA

📍 Manilva

REF# R5367523 €330,000

BEDS	BATHS	BUILT	TERRACE
2	2	73 m <sup>2</sup>	12 m <sup>2</sup>

This bright 2-bedroom apartment for sale in Manilva consists of 73 m<sup>2</sup> of interior space and an 12 m<sup>2</sup> balcony with partial sea views between neighbouring blocks. Located in Fase 2 of Residencial Duquesa, the property offers secure gated living within walking distance of Duquesa Marina, the beach, shops, restaurants and everyday amenities.

Set within a well-maintained community, residents enjoy landscaped gardens, a main pool, a children's pool, lift access, underground parking and private storage. With an asking price of €330,000, this 2-bedroom apartment in Manilva offers a walkable marina lifestyle and community facilities and convenience..

Property Highlights:

- \* 2 bedrooms and 2 bathrooms, including one en-suite
- \* 73 m<sup>2</sup> internal build with an 12 m<sup>2</sup> balcony

- \* Asking price of €330,000
- \* First-floor apartment with lift access
- \* Partial sea views from the balcony
- \* Gated community with pool, children's pool and gardens
- \* Large underground parking space and storage room included
- \* Built in 2007 and owned by the same family from construction

### Interior Layout

The apartment is presented in excellent condition and has been well cared for by the same family since construction. From the entrance hall, the main living and dining area sits to the left and opens directly onto the balcony.

Opposite the living area, the fully fitted kitchen includes a fridge freezer, electric hob, oven and a recently installed dishwasher. In addition, the adjoining utility room houses the washing machine and provides practical extra space.

Both bedrooms lead from the central corridor. The main bedroom includes fitted wardrobes and an en-suite bathroom with bath, while the second bedroom also has fitted wardrobes and a Juliette balcony overlooking the pool, gardens and parkland beyond.

The second bathroom has been renovated with a walk-in shower and also serves as a guest WC. Moreover, the central air-conditioning system was upgraded approximately one year ago.

### Balcony and Views

The 11.5 m<sup>2</sup> balcony is comfortably sized for a table and chairs, making it suitable for morning coffee, evening drinks or relaxed outdoor dining. Although officially measured at 11.5 m<sup>2</sup>, the space feels generous in everyday use.

From the balcony, the outlook extends across Phase 1 of Residencial Duquesa, with partial sea views visible between the neighbouring buildings. As a result, the property offers a pleasant outdoor setting without losing the convenience of a central, walkable location.

### Community and Location

Residencial Duquesa is a well-maintained gated community with landscaped gardens, a communal pool and a children's pool. The apartment is one of only two homes on its floor and one of six apartments in the block, which gives the building a quieter residential feel.

The lift connects the apartment level with the ground-floor gardens as well as the secure underground parking and storage area. Therefore, the home works well as a permanent residence, holiday base or lock-up-and-leave property.

**\* Partial sea view**





