

Townhouse for sale in La Duquesa, Costa del Sol

3 Bedrooms | 2 Bathrooms | 172 m² Interior | 24 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 630 IBI | € 1,956 Community fees



Property Description

Manilva, Costa del Sol.

3 Bedrooms, 2 Bathrooms, 1 guest toilet Built 172 m², Terrace 24 m², Garden/Plot 30 m².

Elegant three facades house ideally located just a few minutes' drive from the port of Sotogrande and the prestigious Valderrama golf course.

This superb property stands out for its exceptional panoramic views of the sea, the Rock of Gibraltar and the Moroccan coast.

The house comprises an entrance hall, a guest toilet and a large, bright living area comprising the lounge and dining room. The open-plan kitchen, which opens fully onto the living room, offers a convivial and modern setting. A laundry room completes this level.

The living room opens onto a pleasant terrace extended by a garden of approximately 30 m². Facing south-west, the house enjoys optimal sunshine throughout the year.

Upstairs, you will find a bathroom, two large bedrooms at the rear, and a spacious master suite with a dressing room and en-suite bathroom. From the bed, you can admire magnificent panoramic views of the sea. The master bedroom also has a balcony, ideal for enjoying the sun and breathtaking scenery.

The house is sold fully furnished, with the exception of personal belongings.

Also included in the price are an underground parking space and a cellar.

The gated, leafy residence offers a swimming pool and a particularly pleasant relaxation area, again with superb views of the sea, Gibraltar and the Moroccan coast.

This property is an ideal opportunity for investors looking for an excellent annual rental yield. This information is presumably correct but not guaranteed. The price or sale status can be modified without prior notice. Please contact: info@marbellaliving.com or [+34 952 765 428](tel:+34952765428) - Email: info@marbellaliving.com

Setting : Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina, Urbanisation.

Location : South West.

Condition : Excellent.

Pool : Communal.

€ 465,000

Ref: R5264884

Climate Control : Air Conditioning, Hot A/C, Cold A/C.

Views : Sea. Gibraltar and Marocan coast

Features : Fitted Wardrobes, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Fiber Optic.

Furniture : Fully Furnished.

Kitchen : Fully Fitted.

Garden : Private.

Security : Gated Complex.

Parking : Underground, Private.

Utilities : Solar water heating.

Category : Contemporary.

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