



**Property type :** Townhouse

**Location :** La Duquesa

**Bedrooms :** 3

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** Sea views

**Parking :** 2 underground parkings

**House area :**

246 m<sup>2</sup>

- ✓ Close to golf
- ✓ Fitted wardrobes
- ✓ Fireplace
- ✓ Basement
- ✓ Not furnished

- ✓ Close to sea
- ✓ Golf property
- ✓ Alarm system
- ✓ Utility room
- ✓ Airconditioning

- ✓ WiFi
- ✓ Storage room
- ✓ Satellite dish
- ✓ Terrace
- ✓ Barbecue



\*\*\* Charming Townhouse in La Duquesa, Manilva \*\*\* 3 Bedrooms, 2 Bathrooms and 1 Guest Toilet \*\*\* Spacious "Andalusian Style" Private Terrace \*\*\* Wonderful Sea Views \*\*\* Carport with Space for Two Cars \* \*\* Basement (with the Possibility of Adding a Gym, Sauna or Games Room) \*\*\* Equipped Kitchen with Utility Room \*\*\* Centralized Air Conditioning \*\*\* Fireplace \*\*\* Marble Flooring \*\*\* Double Glazing \*\*\* Urbanization with Swimming Pool \* \*\* Ideal Location \*\*\* 5-Minute Drive From the Beach \*\*\* Next to La Duquesa Golf \*\*\* Investment Potential \*\*\*

This semi-detached house is in La Duquesa, Manilva. Its privileged location allows easy access to the beach, which is only five minutes away by car. In addition, it is perfectly connected to the prestigious La Duquesa golf course. It has easy access to the shops, supermarkets, restaurants, beach clubs and schools.

On the main level is the bright entrance hall that leads to the living room with dining area, connected to the porch. The separate kitchen with utility room is spacious and can be renovated with a little reform.

The upper level consists of the master suite with its own bathroom and a terrace with nice sea views. The guest bedrooms are of a good size, have fitted wardrobes and a guest bathroom.

This house stands out for being the only one in the urbanization with a basement to set up a gym, sauna or a games room. In addition, on the upper level it has an attic in which the fourth room can be enabled.

As for the specifications, they are of good quality: equipped kitchen, double glazed windows, marble floors, fireplace, air conditioning, fitted wardrobes, terrace with "Andalusian style" clay tiles and TV and telephone facilities. In addition, it has a garage with space for two large vehicles and an extra space outside.

This boutique complex features mature gardens and a swimming pool for the exclusive use of owners and guests.

This is an excellent opportunity to acquire a charming house. Its location is excellent, as it is just 500 meters from the crystal-clear water beaches and has easy access to the marina, health centers, shops, schools and golf clubs. In addition, it is 10 minutes from the Sotogrande marina and the port of Estepona.

For more information contact us.

