



**Property type :** Apartment

**Location :** La Duquesa

**Bedrooms :** 2

**Bathrooms :** 2

**Swimming pool :** Communal

**Garden :** Communal

**Orientation :** South

**Views :** garden

**Parking :** 1 underground parking

**House area :** 142 m<sup>2</sup>

- ✓ gated complex
- ✓ Golf property
- ✓ Terrace

- ✓ Close to golf
- ✓ Storage room

- ✓ Close to sea
- ✓ Lift



## RENTED PROPERTY. OPPORTUNITY FOR INVESTORS.

What does a profitable property mean? Having a profitable property means that the owner is obtaining economic benefits from their property through its rental.

Current rent: €646.11/month

Contract end date: 08/2026

Interior viewing not possible.

Photographs may not reflect the current state of the property.

Exclusive duplex apartment for sale in the prestigious "Duquesa Fairways" development, located in the municipality of Manilva (Málaga). A magnificent opportunity to enjoy the Mediterranean lifestyle in a quiet, well-maintained, and charming residential setting.

The property is spread over two floors. The main living area, with a constructed area of 97.23 m<sup>2</sup>, is located on the second floor, accessed from the south façade of the building. On the third or roof floor, there is a spacious 36.25 m<sup>2</sup> solarium, perfect for relaxing, sunbathing, or creating a chill-out space with privileged views. The total constructed area, including common areas, is 142.92 m<sup>2</sup>.

The inseparable annexes, all located in the basement of the building, include:

- A 13.04 m<sup>2</sup> garage space.
- A 4.84 m<sup>2</sup> storage room.
- A 0.79 m<sup>2</sup> private closet.

Together, the annexes add up to a total constructed area of 41.78 m<sup>2</sup>, also including common areas.

This duplex apartment represents an ideal option both as a second home and as a highly profitable investment, thanks to its excellent layout, generous outdoor spaces, and location within a private development that offers gardens, swimming pools, and community amenities.

Duplex, La Duquesa, Costa del Sol.  
2 Bedrooms, 2 Bathrooms, Built 142 m<sup>2</sup>.

Setting : Close To Golf, Close To Sea, Urbanisation.

Orientation : South.

Condition : Good.

Pool : Communal.

Views : Panoramic, Garden, Urban.

Features : Covered Terrace, Lift, Private Terrace, Storage Room.

Garden : Communal.

Security : Gated Complex, Entry Phone, 24 Hour Security.

Parking : Underground, Garage.

Utilities : Electricity, Drinkable Water, Telephone.

Category : Bargain, Cheap, Distressed, Golf, Holiday Homes, Investment, Luxury, Repossession, Resale.

