

## 3 soveværelse Lejlighed til salg i La Duquesa, Málaga

285.000€

Magnificent duplex penthouse in one of the most peaceful and well-connected areas of Manilva, on the Costa del Sol. The property, barely used and in excellent condition, is ideal as a main residence, second home, or investment. With east-west orientation, it enjoys natural light throughout the day and cross-ventilation for year-round comfort. Distributed over two floors, the main level features a spacious 29 m<sup>2</sup> living room with access to an 11 m<sup>2</sup> terrace—ideal for enjoying the Mediterranean climate. The independent kitchen is fully equipped and includes a laundry area. This level also offers two double bedrooms with built-in wardrobes and two full bathrooms. Upstairs, there is a third 19 m<sup>2</sup> room that can serve as a master bedroom, home office, or versatile space, connected to a spectacular 84 m<sup>2</sup> wraparound terrace with two pergolas and breathtaking panoramic views of the sea, golf course, mountains, and nearby towns such as Sabinillas, Casares, Estepona, and Manilva. A large 165 m<sup>2</sup> parking space in the building's first basement and a 10 m<sup>2</sup> storage room are included in the price. The property also features LG air conditioning with a heat pump throughout. The residential complex has landscaped areas and a communal pool, offering a perfect environment to enjoy the Mediterranean lifestyle. Its location is highly convenient: just one kilometre from the Puerto de la Duquesa and Sabinillas beach (3 minutes by car or 15 on foot), 5 minutes to Sabinillas town centre, 6 minutes to Playa de Chullera, and less than 20 minutes to Estepona and Sotogrande. The property is move-in ready, with electricity and water services up to date. A home full of character, space, and exceptional views in one of the Costa del Sol's most privileged settings.

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|---|--|---|
|  3 soveværelser |  2 badeværelser |  111m <sup>2</sup> Byg størrelse |
| <input checked="" type="checkbox"/> Category - Contemporary                                       | <input checked="" type="checkbox"/> Category - Holiday Homes                                       | <input checked="" type="checkbox"/> Category - Reduced  |
| <input checked="" type="checkbox"/> Category - Resale   | <input checked="" type="checkbox"/> Climate Control - Air Conditioning                             | <input checked="" type="checkbox"/> Climate Control - Cold A/C  |
| <input checked="" type="checkbox"/> Climate Control - Hot A/C                                     | <input checked="" type="checkbox"/> Condition - Excellent  | <input checked="" type="checkbox"/> Features - Ensuite Bathroom   |
| <input checked="" type="checkbox"/> Features - Fitted Wardrobes                                   | <input checked="" type="checkbox"/> Features - Lift  | <input checked="" type="checkbox"/> Features - Marble Flooring  |
| <input checked="" type="checkbox"/> Features - Private Terrace                                    | <input checked="" type="checkbox"/> Features - Solarium  | <input checked="" type="checkbox"/> Features - Storage Room   |
| <input checked="" type="checkbox"/> Features - Utility Room                                       | <input checked="" type="checkbox"/> Furniture - Fully Furnished                                    | <input checked="" type="checkbox"/> Kitchen - Fully Fitted  |
| <input checked="" type="checkbox"/> Orientation - East  | <input checked="" type="checkbox"/> Orientation - West   |   |