



## 3 Cuarto Apartamento en venta en 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.

- |   |  |   |
|---|--|---|
| 3 dormitorios   | 2 baños  | 111m <sup>2</sup> Tamaño de construcción                        |
| <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                 |   |