



3 chambre Maison de Ville à vendre dans La Duquesa, Málaga

345.000€



Surrounded by greenery and with open views over the golf course, this charming three-bedroom townhouse is a fantastic choice for those seeking peace, generous outdoor space, and a great location in La Duquesa, Manilva. Built in a Mediterranean style, the property offers 163m² of built space distributed over two comfortable levels that combine functionality, brightness, and privacy. The layout includes spacious, well-connected rooms: on the ground floor a cosy living-dining room with fireplace—perfect for winter evenings—opens onto a sunny south-facing terrace and an expansive private garden of 132m² with an al-fresco dining area, sun loungers, and mature vegetation. Upstairs, a second terrace facing east allows you to enjoy the morning sun, relaxing golf views, and the pleasant sea breeze. The house features three double bedrooms, two full bathrooms (one en suite), and a guest toilet on the ground floor. The independent kitchen is fully equipped and has a convenient laundry area. Marble flooring throughout adds a sense of quality, and air conditioning with heat pump ensures comfort all year round. The home is being sold unfurnished, for the new owner's convenience, who can decorate it to their liking. The gated residential complex offers a single communal pool framed by landscaped gardens and well-maintained shared spaces, creating a tranquil, family-friendly atmosphere. Location is one of this property's greatest strengths. Nestled in a quiet residential enclave yet close to all amenities, it is only a three-minute drive—or a pleasant 15-minute walk—from the lively La Duquesa Marina, brimming with international restaurants, cafés, shops, and water activities. The sandy beaches and the seafront promenade linking to Sabinillas are equally close, making it easy to enjoy the coast and long seaside strolls. Supermarkets, pharmacies, banks, and sports centres lie within a five-minute drive, which makes the home practical for year-round living. Golf lovers will appreciate the proximity to prestigious courses such as Doña Julia, Finca Cortesín, and Casares Golf—all less than ten minutes away. Road connections are excellent: Estepona is just ten minutes, Sotogrande fifteen, and Málaga International Airport a little over an hour. For added convenience, the property includes a covered carport inside the gated community. In short, this townhouse combines the charm of a private residence with generous outdoor areas, the convenience of a well-kept urbanisation, and the advantage of

- | | | |
|-----------------------------|------------------------------------|--|
| 3 chambres | 2 salles de bains | 163m ² Taille de construction |
| Category - Holiday Homes | Category - Reduced | Category - Resale |
| Double Bedrooms: 2 | Climate Control - Air Conditioning | Climate Control - Cold A/C |
| Climate Control - Hot A/C | Condition - Excellent | Features - Covered Terrace |
| Features - Double Glazing | Features - Ensuite Bathroom | Features - Fiber Optic |
| Features - Fitted Wardrobes | Features - Marble Flooring | Features - Private Terrace |
| Features - Storage Room | Furniture - Not Furnished | Garden - Communal |
| Garden - Easy Maintenance | Garden - Landscaped | |