



## 3 bedroom Apartment for sale in 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 bedrooms

- ✓ Category - Contemporary
- ✓ Category - Resale
- ✓ Climate Control - Hot A/C
- ✓ Features - Fitted Wardrobes
- ✓ Features - Private Terrace
- ✓ Features - Utility Room
- ✓ Orientation - East

### 2 bathrooms

- ✓ Category - Holiday Homes
- ✓ Climate Control - Air Conditioning
- ✓ Condition - Excellent
- ✓ Features - Lift
- ✓ Features - Solarium
- ✓ Furniture - Fully Furnished
- ✓ Orientation - West

### 111m<sup>2</sup> Build size

- ✓ Category - Reduced
- ✓ Climate Control - Cold A/C
- ✓ Features - Ensuite Bathroom
- ✓ Features - Marble Flooring
- ✓ Features - Storage Room
- ✓ Kitchen - Fully Fitted