



## 2 bedroom Apartment for sale in San Luis de Sabinillas, Málaga

290,000€



Elegant 2-Bedroom Apartment with Spacious Terrace in La Duquesa – Open Views, Comfort, and Prime Location We present this excellent property located in one of the most sought-after areas of La Duquesa, Manilva Situated on a middle floor of a well-maintained complex, this spacious apartment stands out for its brightness, privacy, and a large 40m<sup>2</sup> terrace – ideal for enjoying the Mediterranean climate all year round The property features two double bedrooms and two full bathrooms, perfectly distributed to offer comfort and functionality whether as a permanent residence or holiday home The kitchen is independent and fully equipped, with an adjacent laundry area The living-dining room is spacious and inviting, with direct access to the terrace From the terrace, you can enjoy open views of the natural surroundings – mountains, vineyards, and a pleasant partial view of the sea It's the perfect spot to relax, sunbathe, read, or share unforgettable moments with friends and family The apartment includes a private garage space and storage room, and is equipped with an elevator, air conditioning, and southeast/southwest orientation, ensuring natural light throughout the day The residential complex offers excellent communal areas, including a swimming pool for adults, a children's pool, paddle tennis court, playground, and landscaped gardens All within a gated and secure environment – ideal for families or those seeking peace and proximity to the coast Its location is unbeatable: just a few minutes' drive from the marina of La Duquesa, sandy beaches, supermarkets, golf courses, and essential services It also has easy access to the main road connecting to Sotogrande (10 min), Estepona (15 min), and Málaga Airport (approx 1 hour) A property ready to move into – perfect for those who value outdoor space, light, and a strategic location on the Costa del Sol

- 2 bedrooms
- Category - Resale
- Climate Control - Hot A/C
- Features - Fitted Wardrobes
- Features - Private Terrace
- Furniture - Not Furnished
- Orientation - South East
- Parking - Underground

- 2 bathrooms
- Climate Control - Air Conditioning
- Condition - Excellent
- Features - Lift
- Features - Storage Room
- Garden - Communal
- Orientation - South West
- Pool - Communal

- 100m<sup>2</sup> Build size
- Climate Control - Cold A/C
- Features - Ensuite Bathroom
- Water heater
- Features - Utility Room
- Kitchen - Fully Fitted
- Parking - Private