

## 3 спальная комната городская тюрма продается в La Duquesa, Málaga

359.000€



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 163m<sup>2</sup> 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 132m<sup>2</sup> 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 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

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- 🛏 3 спальни
- ✓ Category - Holiday Homes
- ✓ Water heater
- ✓ Climate Control - Hot A/C
- ✓ Features - Double Glazing
- ✓ Features - Fitted Wardrobes
- ✓ Features - Storage Room
- ✓ Garden - Easy Maintenance

- 🚿 2 ванные комнаты
- ✓ Category - Reduced
- ✓ Climate Control - Air Conditioning
- ✓ Condition - Excellent
- ✓ Features - Ensuite Bathroom
- ✓ Features - Marble Flooring
- ✓ Furniture - Optional
- ✓ Garden - Landscaped

- 🏠 163m<sup>2</sup> Размер сборки
- ✓ Category - Resale
- ✓ Climate Control - Cold A/C
- ✓ Features - Covered Terrace
- ✓ Features - Fiber Optic
- ✓ Features - Private Terrace
- ✓ Garden - Communal