



## Duplex for sale in La Duquesa, Manilva

330,000 €

Reference: 3379 Bedrooms: 3 Bathrooms: 3 Build Size: 180m<sup>2</sup> Terrace: 60m<sup>2</sup>





## Costa del Sol, La Duquesa

This spacious duplex apartment is located in Colinas de La Duquesa, an elevated residential community above Puerto de la Duquesa, known for its peaceful atmosphere and convenient access to the marina and nearby amenities.

One of the main highlights of the property is its two large terraces, offering open views over the surrounding hills and the nearby golf course.

The apartment offers a practical layout with 3 bedrooms, all with built-in wardrobes, and 3 bathrooms, as well as a generous living and dining area and a fully equipped kitchen.

The property is distributed over two levels:

- The main level features a spacious living and dining area, a fully equipped kitchen, one bedroom and one bathroom. The living area opens directly onto a large terrace of approximately 46 m<sup>2</sup> with open views over the surrounding hills and golf course.
- The lower level accommodates two additional bedrooms and two bathrooms, including a generous principal bedroom with en-suite bathroom and dressing area. Both bedrooms have direct access to a second terrace of approximately 14 m<sup>2</sup>.

Colinas de La Duquesa is a well-established residential area close to golf courses, beaches and restaurants, while remaining quiet and residential. Puerto de la Duquesa marina, with its restaurants, cafés and beaches, is around a 20-minute walk away, and Estepona can be reached in approximately 15 minutes by car.

- Two large terraces with panoramic views, including one with retractable awning
- 3 bedrooms and 3 bathrooms, including one en-suite
- Spacious living and dining area with direct access to the terrace
- Built-in wardrobes and ample storage space
- Private parking space and storage room in the underground garage
- Communal swimming pool
- Quiet elevated residential setting
- Approximately 1 km / 20 minutes' walk to Puerto de la Duquesa marina



## Features:

### Features

Covered Terrace  
Storage Room  
Marble Flooring  
CloseToRestaurants  
LivingRoom  
UncoveredTerrace  
DiningRoom  
CountryView  
MountInSide  
Golfview  
AmenitiesNear  
KitchenEquipped  
GlassDoors  
FrontLineGolf  
PartlyFurnished  
WalkinCloset

### Setting

Close To Golf  
Close To Port  
Close To Sea  
Close To Shops

### Security

Gated Complex  
Alarm System

### Climate Control

Air Conditioning

### Views

Mountain  
Panoramic  
Garden

### Condition

Good  
Renovation Required

### Kitchen

Fully Fitted