



## Ground Floor Apartment for sale in La Duquesa, Manilva

## 320,000 €

Reference: R5084146 Bedrooms: 2 Build Size: 98m<sup>2</sup> Terrace: 9m<sup>2</sup>





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## Costa del Sol, La Duquesa

Unique two bedroom almost beach front duplex apartment/townhouse situated just 60 metres from the edge of the beach in La Duquesa. This beautiful home is ideal for anyone wishing to walking distance - and by this we mean a 60 metre walk to the beach and the edge of the picturesque La Duquesa Marina, meaning there is absolutely no need to use a car or any transport to get anywhere! Due to the superb location, short and long term rental potential is extremely high, which are currently permitted by the community of owners, and presently generates a gross income of €17,000 per year. The property is split over two levels, with direct access to a community terrace and the swimming pool, and has the feel of a townhouse as it is split over two levels, with the entrance level comprising of a large living area, separate kitchen and utility room, guest toilet, and direct access to the community swimming pool. Upstairs are two spacious bedrooms, each with swimming pool and partial sea views, two bathrooms, one of which is ensuite. The property is also offered fully furnished, with a private underground car parking space. An absolute must view property in a truly superb location! (PROPERTY RENTED UNTIL END OF SEPTEMBER - PLEASE CONTACT US FOR ACCESS DATES).



## Features:

### Features

Lift  
Near Transport  
Private Terrace  
Ensuite Bathroom  
Marble Flooring  
Double Glazing  
Fitted Wardrobes  
Utility Room  
Fiber Optic

### Views

Sea  
Garden  
Pool  
Port

### Pool

Communal  
Garden  
Communal

### Utilities

Electricity  
Drinkable Water

### CO2 Emission Rating

E

### Orientation

South

### Setting

Beachside  
Close To Golf  
Urbanisation  
Close To Shops  
Close To Town  
Close To Marina  
Beachfront  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security

### Category

Resale  
Beachfront  
Golf

### Climate Control

Air Conditioning  
Pre Installed A/C  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground

### Energy Rating

E