



## Middle Floor Studio for sale in La Duquesa, Manilva

165,000 €

Reference: R5106043 Bathrooms: 1 Build Size: 47m<sup>2</sup> Terrace: 5m<sup>2</sup>





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## Costa del Sol, La Duquesa

This charming studio represents a great opportunity for those looking for a functional, renovated property strategically located in one of the most attractive areas of the Costa del Sol. Located in the heart of Puerto de la Duquesa, this property combines comfort, style, and potential. The home has been recently refurbished and will be delivered fully painted in white, offering a fresh and modern atmosphere. It features laminated flooring that brings warmth to the space, as well as pre-installation for air conditioning to ensure comfort all year round. The studio offers an open and bright layout, thanks to its large window with pleasant views of the landscaped areas and the maritime surroundings. The open-plan kitchen is fully equipped and seamlessly integrated, while the modern bathroom includes a shower and practical finishes. Situated on a middle floor with lift access, the studio is part of a well-maintained building with direct access to all essential services: restaurants, shops, pharmacies, and supermarkets. The beach is only a 2-minute walk away, and La Duquesa Golf Course is just 5 minutes away by car. Additionally, it has easy access to the A-7 road, allowing you to reach Sotogrande in 10 minutes, Estepona in 15, and Gibraltar Airport in about 30 minutes. Thanks to its prime location, this property is ideal as a holiday home, second residence, or a perfect base for seaside getaways. It's also an excellent choice for investors seeking a property with high appreciation potential in a consistently in-demand area. Don't miss the chance to acquire a practical, well-located home that's ready to enjoy from day one.



## Features:

### Features

Covered Terrace

Lift

Private Terrace

### Views

Sea

Urban

### Orientation

North East

### Climate Control

Pre Installed A/C

### Setting

Commercial Area

Beachside

Close To Shops

Close To Schools

Town

Beachfront

Marina

Port

### Kitchen

Fully Fitted

### Category

Reduced

Resale

Bargain

Beachfront

### Condition

Good

### Furniture

Not Furnished

### Utilities

Electricity

### Parking

Street