

Apartment for sale in La Duquesa, Costa del Sol

2 Bedrooms | 2 Bathrooms | 99 m² Interior | 45 m² Terraces | **Garage** Yes | **Garden** Yes | **Pool** Yes
€ 2,268 Community fees



Property Description

Protected Panoramic Sea Views | Active Tourist Licence | 300 m from the Beach – Manilva

Premium new-build apartment (2024) with protected panoramic sea views, maximum privacy and an active tourist licence, ready to generate income from this season.

One of the best-positioned units in the residential complex, offering an exceptional combination of lifestyle and investment potential in Manilva – the emerging "New Golden Triangle" between Estepona and Sotogrande.

Key Features

2 bedrooms | 2 bathrooms

143 m² total (approx. 99 m² interior + spectacular terrace of more than 40 m²)

Open-plan living room with American kitchen and dining area

All rooms enjoy panoramic sea views and direct access to the terrace

Smart windows, electric blinds and magnetic mosquito nets

App-controlled air conditioning

Upgraded master bathroom

New boiler recently installed

Fitted wardrobes and quality appliances

Private garage + storage room

Additional water filtration system

Extra security windows on the terrace side
Low community fees and IBI
Premium interior design (furniture negotiable)
Active tourist licence
Estimated rental income up to €50,000 per year

The Urbanisation

A wellness-oriented residential complex with:

Solar panels for hot water and electricity
Community water softener
3 swimming pools (2 adult + 1 children's)
Indoor and outdoor gym
Sauna and steam room
Children's area and picnic zone
Chill-out areas and entertainment room
Extensive botanical gardens
CCTV security system
Defibrillator on site

Location

Just 300 metres' walk from the beach, with mountain trails, dog park and green areas. Quick access to the A-7. Quiet, green and private setting between Estepona and Sotogrande, in a zone with strong revaluation potential driven by upcoming luxury developments.

A rare opportunity combining protected sea views, privacy, tourist licence, beach proximity and excellent growth prospects.

Viewing highly recommended.