

## Apartment for sale in La Duquesa, Costa del Sol

2 Bedrooms | 2 Bathrooms | 99 m<sup>2</sup> Interior | 45 m<sup>2</sup> 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 m<sup>2</sup> total (approx. 99 m<sup>2</sup> interior + spectacular terrace of more than 40 m<sup>2</sup>)

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.