



## Apartment

**Puerto La Duquesa, Manilva**

**Bedrooms: 2    Built m<sup>2</sup>: 74**

**Bathrooms: 2    Terrace m<sup>2</sup>: 14**

## For Sale

**315.000 €**

### Ref: R169-32229

This luxury apartment is located in a prime beachside location in Puerto Duquesa. Being in Puerto de la Duquesa makes this an ideal holiday home with everything close by as the lovely marina is full of restaurants and bars.

It is ideal for holidays and already has a short-term rental income with several weeks in 2008 already booked. Great potential for investment since property in the Duquesa marina is highly sought-after.

The beach front apartment consists of 2 bedrooms and 2 bathrooms, the master bedroom is en-suite. Both bedrooms have zip and link beds and can be made into single beds.

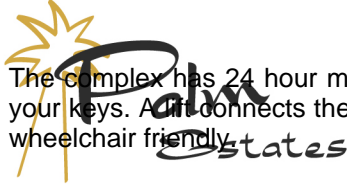
There is a lot of wardrobe and cupboard. The en-suite bathroom has bath, shower and bidet and the other bathroom has a shower.

The kitchen is modern and fully kitted including a oven, hob, extractor, fridge / freezer, dishwasher and a microwave. There is a separate laundry area with a washing machine and ironing facilities.

The living room has satellite TV that receives Spanish and all the English terrestrial channels, DVD player & a CD player. The large sofa converts to a double bed.

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 There are facilities to dine indoors on the stylish dining table or outdoors under the sun on the balcony. A full air conditioning / heating system with digital temp control is installed in the apartment. There is also a safe for your  
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convenience in the master bedroom.



The complex has 24 hour manned security and entrance to the garage is by a remote control which is provided with your keys. A lift connects the apartment with the underground car park and the lobby. The complex and apartment are wheelchair friendly.

4 separate swimming pools are in the complex and all can be used. The complex also has two paddle tennis courts, table tennis, sauna and a gymnasium.

The pool areas have direct beach access and sun beds are provided around the pool area for communal use.

Superbly located on the second floor allows the apartment to overlook the sea and the apartment benefits from having the sun on the terrace for most of the day.

For golfers, the La Duquesa Golf Course is just across the road, and many other excellent courses are nearby. There are many excellent golf courses in the area including Alcaidesa - a Links course overlooking the rock of Gibraltar, San Roque and Almenara. If you head in the direction of Marbella, you will find a further selection of fantastic golf courses such as Los Naranjos, Santa Clara, Monte Mayor, La Quinta, Rio Real and many others.

Many beautiful natural areas are available on the Costa del Sol for sightseeing within short driving radius. Marina de la Duquesa offers shopping and nightlife but places like Marbella, Puerto Banus and Estepona are not far away.

The apartment has been furnished to a very high standard and has been lovingly maintained.

This area has excellent facilities for both families and couples looking for a relaxing holiday, and for golfers with some of the best golf courses in Europe.

## Sabinillas

Sabinillas, a small Spanish coastal village is just 10 minutes walk along the beach or promenade. It has gone through a redevelopment in the last few years but maintains its charm. The beach has been awarded again the blue flag and in the peak of summer it does not get overcrowded.

## Property Features

Air conditioning · Amenities near · Dining room · Front line beach · Fully fitted kitchen · Fully furnished · Kitchen equipped · Living room · Private terrace · Satellite TV · Security service 24h · Transport near · Utility room

Particulars are believed to be correct but their accuracy is not guaranteed and do not form part of any contract. Offer can be changed or withdrawn without notice. Price does not include purchase costs.

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