



## Ground Floor Apartment for sale in Manilva

435,000 €

Reference: R4288117 Bedrooms: 2 Bathrooms: 2 Build Size: 121m<sup>2</sup> Terrace: 42m<sup>2</sup>





## Costa del Sol, La Duquesa

Apartment in beachfront. This house on the ground floor is located in Los Granados de la Duquesa (Manilva). Between the marina of La Duquesa and the wonderful town of El Castillo, with direct access to the beach, its location is excellent.

The 163m2 house is distributed in two bedrooms with built-in wardrobes both in the rooms and in their corridors, two bathrooms, a fully equipped kitchen with a utility room, a spacious living-dining room with direct access to the terrace with views of the beach and the beautiful community gardens. The price includes, ample underground parking of 17m2. Los Granados is a community with surveillance/security and a 24-hour concierge, and has a pool open all year and an exclusive beach bar for owners. The condition of the house is very good. It is recommended to visit it to appreciate its full potential.

Thanks to its location, it offers very good connections with airports such as Gibraltar, 45 minutes away, and Malaga, 60 minutes away. And places like Estepona 15 minutes, Sotogrande 15 minutes or Tarifa 45 minutes. And walking you can enjoy the wonderful natural environment that surrounds this urbanization on the beachfront and just under 10 minutes walk from the beautiful port of La Duquesa, both for lovers of sailing and for lovers of good food, a port where you will find a wide range of bars, restaurants and shops to enjoy.

### Short description:

M2: 163m2.

Rooms: 2.

Bathrooms: 2.

Kitchen fully equipped.

Orientation: East.

Communal swimming pool.

Furniture: Furnished

Parking lot; Underground

Views: Sea, Beach, Gardens and Pool.

Security: 24h.

Concierge: 24h.



## Features:

### Features

Covered Terrace  
Lift  
Private Terrace  
Marble Flooring  
Double Glazing  
24 Hour Reception  
Utility Room  
Access for people with reduced mobility

### Views

Sea  
Garden  
Pool  
Beach

### Pool

Communal

### Garden

Communal

### Utilities

Electricity  
Drinkable Water  
Gas

### Orientation

East

### Setting

Commercial Area  
Beachside  
Close To Port  
Urbanisation  
Close To Sea  
Beachfront  
Front Line Beach Complex

### Furniture

Fully Furnished

### Security

Gated Complex  
24 Hour Security  
Entry Phone  
Safe

### Category

Holiday Homes  
Investment  
Luxury  
Resale  
Bargain  
Beachfront

### Climate Control

Air Conditioning  
Cold A/C  
Hot A/C

### Condition

Excellent

### Kitchen

Fully Fitted

### Parking

Underground  
Covered