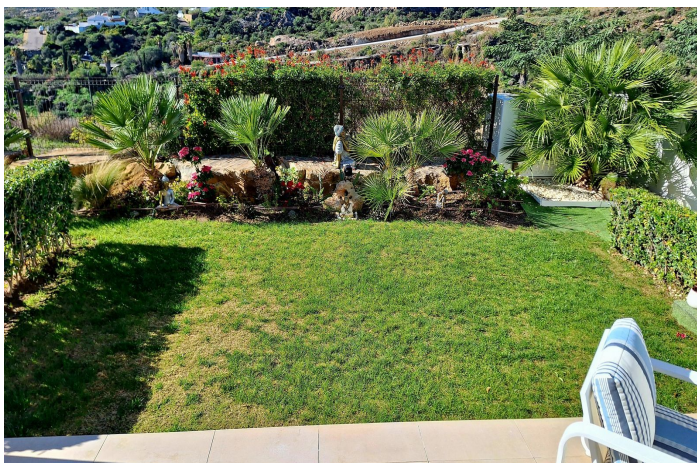




## Semi-Detached House for sale in La Duquesa, Manilva

465.000 €

Reference: R5264884 Bedrooms: 3 Bathrooms: 2 Plot Size: 30m<sup>2</sup> Build Size: 172m<sup>2</sup> Terrace: 24m<sup>2</sup>





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## Costa del Sol, La Duquesa

Manilva, Costa del Sol. 3 Bedrooms, 2 Bathrooms, 1 guest toilet Built 172 m<sup>2</sup>, Terrace 24 m<sup>2</sup>, Garden/Plot 30 m<sup>2</sup>. Elegant three facades house ideally located just a few minutes' drive from the port of Sotogrande and the prestigious Valderrama golf course. This superb property stands out for its exceptional panoramic views of the sea, the Rock of Gibraltar and the Moroccan coast. The house comprises an entrance hall, a guest toilet and a large, bright living area comprising the lounge and dining room. The open-plan kitchen, which opens fully onto the living room, offers a convivial and modern setting. A laundry room completes this level. The living room opens onto a pleasant terrace extended by a garden of approximately 30 m<sup>2</sup>. Facing south-west, the house enjoys optimal sunshine throughout the year. Upstairs, you will find a bathroom, two large bedrooms at the rear, and a spacious master suite with a dressing room and en-suite bathroom. From the bed, you can admire magnificent panoramic views of the sea. The master bedroom also has a balcony, ideal for enjoying the sun and breathtaking scenery. The house is sold fully furnished, with the exception of personal belongings. Also included in the price are an underground parking space and a cellar. The gated, leafy residence offers a swimming pool and a particularly pleasant relaxation area, again with superb views of the sea, Gibraltar and the Moroccan coast. This property is an ideal opportunity for investors looking for an excellent annual rental yield. Please do not hesitate to contact us for further information. Setting : Close To Golf, Close To Port, Close To Shops, Close To Sea, Close To Town, Close To Marina, Urbanisation. Orientation : South West. Condition : Excellent. Pool : Communal. Climate Control : Air Conditioning, Hot A/C, Cold A/C. Views : Sea. Gibraltar and Moroccan coast Features : Fitted Wardrobes, Private Terrace, Solarium, WiFi, Storage Room, Utility Room, Ensuite Bathroom, Marble Flooring, Fiber Optic. Furniture : Fully Furnished. Kitchen : Fully Fitted. Garden : Private. Security : Gated Complex. Parking : Underground, Private. Utilities : Solar water heating. Category : Contemporary.





## Features:

### Caratteristiche

Terrazza privata  
Ripostiglio  
Bagno privato  
Pavimenti in marmo  
Doppio vetro  
Armadi a muro  
Solarium  
Wifi  
Ripostiglio  
Fibra ottica

### Viste

Mare  
Panoramica  
Giardino

### Piscina

Condominiale

### Giardino

Privato

### Utility

Pannelli fotovoltaici

### Orientamento

Sud -ovest

### Collocamento

Vicino al golf  
Vicino al porto  
Zona urbana  
Vicino al mare  
Vicino ai negozi  
Vicino alla città  
Vicino al porto

### Mobilia

Completamente arredato

### Sicurezza

Complesso residenziale privato

### Categoria

Investimento  
Contemporary

### Climate Control

Aria condizionata  
Freddo a/c  
Caldo a/c

### Condizione

Eccellente

### Cucina

Completamente arredata

### Parcheggio

Sottterraneo  
Privato