



## Detached Villa for sale in La Duquesa, Manilva

**1,298,000 €**Reference: R5287693   Bedrooms: 4   Bathrooms: 4   Plot Size: 782m<sup>2</sup>   Build Size: 231m<sup>2</sup>   Terrace: 107m<sup>2</sup>



## Costa del Sol, La Duquesa

Magnificent contemporary-style villa, recently built using high-quality materials, offering beautiful and relaxing views of the sea and green areas. Presented in impeccable condition and exceptionally well located in a quiet residential area, with supermarkets, restaurants, a gym, hairdresser, and other amenities just 200 metres away, 800 metres from the attractive Puerto de la Duquesa, and 500 metres from the magnificent beaches of Manilva, while the lively town of Sabinillas, with all kinds of shops and services, is only 1.5 km away. Thanks to its southeast orientation, the property enjoys sunshine throughout the day and stunning sunrise views every morning. The villa is distributed over two floors and features a spacious 46 m<sup>2</sup> garage for two vehicles located at the entrance of the property, as well as a large 15 m<sup>2</sup> storage room. It boasts a generous living-dining room with access to a spacious porch, which can easily be enclosed with glass curtains. All bedrooms are spacious and benefit from abundant natural light and privacy. Outstanding features include underfloor heating throughout the property, a high-quality water filtration system with pressure pump, electric shutters and blinds, mosquito screens on all windows, and a home automation system. The garden is very private and easy to maintain thanks to its high-quality artificial grass, and includes a swimming pool, exterior lighting, and a pleasant chill-out area, ideal for relaxation and outdoor living. This villa represents an exceptional opportunity that is hard to match and is highly recommended for viewing.



## Features:

Features	Orientation	Climate Control
Covered Terrace	East	Air Conditioning
Near Transport	South	Cold A/C
Private Terrace	South East	Hot A/C
Satellite TV		Central Heating
Storage Room		U/F Heating
Ensuite Bathroom		U/F/H Bathrooms
Double Glazing		
Fitted Wardrobes		
WiFi		
Utility Room		
Barbeque		
Domotics		
Restaurant On Site		
Courtesy Bus		
Near Church		
Fiber Optic		
Views	Setting	Condition
Sea	Commercial Area	Excellent
Panoramic	Close To Golf	
Country	Close To Port	
Garden	Urbanisation	
Pool	Close To Sea	
	Close To Shops	
	Close To Town	
	Close To Schools	
	Suburban	
	Close To Marina	
Pool	Furniture	Kitchen
Private	Optional	Fully Fitted
Garden	Security	Parking
Private	Gated Complex	Garage
Landscaped	Alarm System	Private
Easy Maintenance	Electric Blinds	Covered
	Entry Phone	Street
		More Than One
Utilities	Category	
Electricity	Holiday Homes	
Drinkable Water	Investment	
Telephone	Beachfront	
	Golf	
	Luxury	
	Resale	
	Contemporary	